



MINUTES OF THE CARBON COUNTY PLANNING COMMISSION MEETING
-December 2, 2025

IN ATTENDANCE

Gary Taylor, Chairman
Kurt McFarlane, Vice Chairman
Scott Bruno
Trapper Burdick
Jeff Peters
Oran Stainbrook

EXCUSED

Lisa Simmons
Paul Anderson

ABSENT

Bradley Marston

STAFF

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

OTHERS ATTENDING

Mike Walter, TYR Energy

1

2 The meeting began at 4:30 pm

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 Jeff Peters asked for clarification on item 6 and if item 7 was in reference to item 6 and asked if the motion
8 was this in reference to the condos in the Scofield Lakeshore zone. Todd Thorne responded item 6 is a motion
9 to go into a public hearing for amendments to the whole Development Code and discussion on this. The
10 motion on item 7 was to approve the amendments to the Development Code and the condominiums was part
11 of all the amendments to the Code.

12 **Motion:**

13 *Scott Bruno made a motion to approve the minutes from November 6, 2025. Kurt McFarlane seconded.*

14 *By unanimous decision, motion carries.*

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

16 No conflicts

17 5) **Review and possible approval of a Conditional Use Permit for a transloading oil facility located on**
18 **parcel 02-0007-0003 at 9350 N 3100 W, Helper for TYR Energy Utah**

19 Mike Walter presented for TYR Energy Logistics. Mr. Walter explained they own 375 acres off Hwy
20 191 and 6 near the Castle Gate plant was located. We created the Kendall Canyon subdivision with

21 approximately 68 acres and the plan is to condition and store and loadout crude oil at this site. Trucks
22 will come in from the Basin on Hwy 191. This will be one-way traffic to a 6-bay unload facility. They
23 will have storage tanks for crude and gas oil. This would be approximately 25,000 barrels a day and the
24 majority of that will leave by rail. There will be approximately 90 trucks a day and they would exit Price
25 River Water (PRWID) plant to Hwy 6 and down to the traffic light. Mr. Walter explained he has met
26 with UDOT and Carbon County Road Department. UDOT will require a traffic study and he has also
27 discussed with Daniel Luke (Carbon County Roads) on how to on how to make the bridge feasible for
28 the trucks. There was more discussion in detail on the route.

29 Scott Bruno asked if this will be 24-7 operation. Mr. Walter responded that Savage will be operating the
30 terminal and it has been designed for 12 hours/daylight hours.

31 Scott Bruno asked about a possible route back through Hwy 191. Mr. Walter explained they did evaluate
32 this and the difficulty there is the other trucks that are coming through.

33 Jeff Peters commented on the impact of trucks at 12 hours vs 24 hours and had concerns. Todd Thorne
34 responded the County has asked UDOT to evaluate this. From a County perspective this is a major
35 safety issue coming out to the PRWID treatment plant and turning left. Todd felt there is another safer
36 option. This will be left up to UDOT to determine and the County will discuss this with them. No study
37 has been done as of yet.

38 Jeff Peters also has concerns in Indian Canyon/Hwy 191. Todd Thorne said this will also be for UDOT
39 to review. Trapper Burdick said that is a condition on the draft Conditional Use Permit.

40 Todd Thorne referred to the map on the roads in the area. Trapper Burdick also commented that all road
41 requirements are met for the trucks on the County road. Mr. Walter explained that it is private road
42 through his property to PRWID. County access comes off Hwy 6. Mr. Walter said the County already
43 plan on paving the road and we will work with the County Road Department on this.

44 Chairman Gary Taylor asked if they will be doing any processing on the property. Mr. Walter said yes
45 that will include jet fuel, diesel and gas oil.

46 Trapper Burdick asked about storm water containment. Mr. Walter said all will be enclosed with a 4 ft
47 concrete wall for 100-year storm and the refining is contained. We can also talk with PRWID for the
48 need for a pond. Mr. Walter went into much detail.

49 Jeff Peters asked about containment of the barrels if they leaked or collapsed. Mr. Walter said the
50 containment is set up for storm water 100-year. The containment that is required inside the site is
51 determined by how many barrels are stored. This is all built to standards.

52 Jeff Peters had concerns about the trucks and being so close to the Price River. Todd Thorne said this is
53 the same hazards we have with the trains.

54 Scott Bruno asked if they will be reconnecting to Rocky Mountain Power's grid. Mr. Walter said he has
55 an option from the Willow Creek Mine property that already has power. He added to connect to Price
56 River Water distribution line is a 2-million-dollar project. The next step is to purchase the property or do
57 self-generation.

58 Oran Stainbrook asked if the refinery will create any air pollution. Mr. Walter responded no and they are
59 using technology where they are recovering V.O. C's (Volatile Organic Compounds) from the tanks and
60 racks through vapor recovery. Mr. Walter added they are working with the DEQ and will file the Notice
61 of Intent for the air permit.

62 Trapper Burdick asked if staff had any other concerns. Todd Thorne had a concern that the storm
63 drainage plan may need to be increased. The County storm water requirement is a 25-year, 1-hour storm.
64 Chairman Gary Taylor commented that the County base requirement is more for a residential area than
65 for an industrial site. Most industrial sites have a minimum of a 10-year; 24-hour storm event. A
66 detention pond will not have discharge out of the pond and it is a possibility that due to the location it
67 will see more than one storm event and it may breach. Chairman Gary Taylor asked to change Item 4C
68 on the Conditional Use Permit from the 25-year; 1-hour to 10 year; 24-hour event. Todd Thorne
69 explained this is about a .48 increase. Mr. Walter found this acceptable. Chairman Gary Taylor also
70 asked to put 1 foot of freeboard on the calculation so that all stays in the pond.

71 Chairman Gary Taylor asked what the actual footprint is of the facility and added the design would just
72 be for the acreage that is disturbed. Mr. Walter said it is less than 3 acres inside the 68 acres.

73 Chairman Gary Taylor asked about the tank berms. Mr. Walter said they will do what is required on this.
74 Chairman Gary Taylor asked about the storm water containment and removal. Mr. Walter answered the
75 storm water will be collected and go to the pond. Chairman Gary Taylor asked if they will be training
76 the local fire department on how to respond to any situation and is a fire suppression system part of the
77 operation. Mr. Walter answered yes to both questions and the regulation of the tanks are left up to the
78 local fire department. They are also in talks with PRWID on the fire suppression and hydrants. Chairman
79 Gary Taylor asked if any special equipment would be provided to the fire department for this operation.
80 Mr. Walter said yes and safety is number one and they will do what is needed. Mr. Walter added they
81 will have a required foam system inside the building. Mr. Walter referred to the basic engineering design
82 data that has all the information. This will show every standard that is required of this business. A copy
83 of this is available to the Planning Commission.

84 **Motion:**

85 Trapper Burdick made a motion to approve the Conditional Use Permit from a transloading oil facility
86 located on parcel 02-0007-0003 at 9350 N 3100 W, Helper for TYR Energy Utah with the additional

87 condition to change the storm event to 10-year, 24-hour. Scott Bruno seconded.

88 Trapper Burdick -aye

89 Scott Bruno -aye

90 Oran Stainbrook -aye

91 Jeff Peters -nay

92 Jeff Peters said he did not think we have satisfied all the requirements and has more questions and
93 concerns.

94 Kurt McFarlane -nay

95 Kurt McFarlane felt Highway 6 was not a good route to exit and also had concerns with Carbon County
96 paving the bridge. Kurt added if they can turn around and use Highway 191, he is for it.

97 By majority decision, motion carries. 3-aye; 2-nay

98 **Discussion**

99 Jeff Peters commented his concern is a human factor and also containment. Driving these trucks to point
100 A to point B poses a serious risk to all of the occupants. Jeff also has concerns on any spills from trucks
101 that may get into the watershed. The risk factor will go up.

102 Mr. Walter commented that these 90 trucks will stop short of the communities so is less of an impact.
103 Also, this is Phase I. In the future we will take 420 trucks off the road and this facility will be fed by
104 pipe. Mr. Walter commented there are a lot of trucks going everywhere and he understands the concerns
105 moving forward. Mr. Walter added they will make sure to do the right thing to be beneficial to the
106 County and help with the economical development of the County. Mr. Walter added some positives on
107 this are it will create 25 new specialty jobs. Mr. Walter wants to make sure they address any concerns
108 and make this safe. Mr. Walter went through more detail regarding the roads, bridge and trucks.

109 Jeff Peters also expressed concerns on culinary water and it was discussed. Mr. Walter added Savage
110 Trucking has an excellent safety record. Mr. Walter hoped the permits were in place by March.

111 Kurt McFarlane asked where they were based from. Mr. Walter replied Colorado and Texas and local
112 partners. Kurt McFarlane asked about the timeframe for bridge that is planned. Commissioner Larry
113 Jensen believed the construction should start this spring.

114 Todd Thorne explained the next steps are to sign the Conditional Use Permit. They will still need all the
115 engineered plans, engineers report, State permits, and meet County requirements.

116 **6) Updates on Previous Items and Upcoming Projects - Todd Thorne**

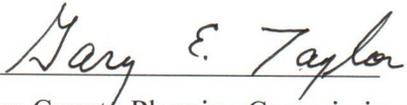
117 Todd said we did not have any new projects coming up. Todd explained we have board members who
118 have terms that are expiring. Chairman Gary Taylor, Trapper Burdick, & Jeff Peters. We will need
119 letters for County Commission by tomorrow morning if you would like to reapply for another term.

120 Commissioner Larry Jensen explained the County Commission has a full day tomorrow so please get the
121 letter in immediately.

122 7) **Adjourn**

123 **Motion:**

124 Trapper Burdick made a motion to adjourn at 5:21 pm. Jeff Peters seconded. By unanimous decision,
125 motion carries.

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129 Carbon County Planning Commission Chairman/Vice-Chairman