



MINUTES OF THE CARBON COUNTY PLANNING COMMISSION MEETING
-February 3, 2026

IN ATTENDANCE

Gary Taylor, Chairman
Kurt McFarlane, Vice Chairman
Oran Stainbrook
Lisa Simmons
Jade Powell
Paul Anderson

OTHERS ATTENDING

Public, Interested parties

STAFF

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

EXCUSED

Scott Bruno
McKenzie Burnett

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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. Chairman Gary Taylor thanked Jeff
5 Peters and Trapper Burdick for their service on the Planning Commission and would like to welcome
6 new members. Chairman Gary Taylor also thanked Todd Thorne and Doris Johnston for their work and
7 Commissioner Larry Jensen for his input on decisions.

8 2) **Pledge of Allegiance**

9 3) **Meeting Minutes**

10 **Motion:**

11 Paul Anderson made a motion to approve the minutes from December 2, 2025. Lisa Simmons seconded.
12 By unanimous decision, motion carries.

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

14 Oran Stainbrook had a conflict on item 5-6 as it was his item and stepped down.

15 5) **PUBLIC HEARING on a request to change a portion of the Carbon County Zoning District Map**
16 **from R-1-8K to C-1 located on parcel 02-2070-0001 for Oran Stainbrook**

17 **Motion:**

18 Lisa Simmons opened the public hearing at 4:32pm. Paul Anderson seconded. By unanimous decision,
19 motion carries

20 Oran Stainbrook stated he is the owner of the property. Mr. Stainbrook said this is a unique property in
21 Kenilworth. This is the Old Company Store that was built by the coal company. It originally had a
22 commercial function for clothing, food, tools and housed a bakery and barber shop. This is located at the
23 intersection of Main Street and 1st Ave in Kenilworth. Mr. Stainbrook has been renovating the building
24 for seven years as funds allow. Mr. Stainbrook is trying to offer some affordable housing units and
25 community space for the town that he would call a civic hub. This would be for community gatherings.
26 There is no intention to run a business here and zoning to commercial is so that he can lease out rooms
27 or small apartments for rent. Mr. Stainbrook understood that blanket residential zoning was applied to
28 the entire town in Kenilworth decades ago. Mr. Stainbrook explained he cannot afford to keep
29 developing this building by himself and needs the rental income to keep it going. Mr. Stainbrook expects
30 to have six finished bedrooms designed as a single resident occupancy. This is more of a co-op housing
31 where the bedrooms share bathrooms, kitchen and living room space. There are enough parking spaces
32 for the six bedrooms as well as additional street parking for visitors.

33 Paul Anderson asked if the rentals will be low income type housing like section 8. Mr. Stainbrook
34 replied no and he has no plans for it to be tax exempt or government subsidized in any way.

35 Kurt McFarlane asked if it is wide enough for the on-street parking. Mr. Stainbrook replied yes and
36 explained the residents will park on the side of the building off the street. The street widens right in front
37 of the building and referred to the map. Todd Thorne said the map shows 5 on-street parking spots and
38 room enough for vehicles to turn around and works when there is no snow.

39 Kurt McFarlane asked why was it changed from commercial. Todd Thorne said in the 1970's, blanket
40 zoning was put on all of Kenilworth as R-1-8K.

41 Public Comments:

42 David Dornan commented that he also has a building in Helper that is similar. He said this is part of the
43 history of this area. He supports this project.

44 Nathaniel Woodward commented he is in favor of this zone change. This is locally funded and owned
45 and Kenilworth is a good place for this. He said Oran is competent and skilled. He added this is an
46 opportunity for us to prop up a developer from here. He supports the zone change.

47 Chairman Gary Taylor asked if this is a historical site. Mr. Stainbrook said it is not on the historical
48 registry.

49 Paul Anderson asked if the Commercial status effect being able to get grants to do work. Oran
50 Stainbrook said not that he is aware of and he is trying to voluntarily offer a reduced below market rent
51 rate to make it more accessible and it is not associated with any programs or grants.

52 Lisa Simmons asked when he was building this out did you have commercial in mind and the building

53 laws. Mr. Stainbrook said he did not know what the plan was when he purchased it. Initially he wanted a
54 co-op housing and lower cost living and the opportunity to build on the Helper Arts scene. Todd Thorne
55 explained there are residential and commercial building codes and what he has done has followed the
56 commercial code (IBC).

57 Lisa Simmons added that she has seen the building and stated he has done a fabulous job.

58 **Motion:**

59 Kurt McFarlane made a motion to close the public hearing at 4:48pm. Paul Anderson seconded. By
60 unanimous decision, motion carries

61 **6) Review and recommendation decision to County Commission on a change to a portion of the**
62 **Carbon County zoning district map from R-1-8K to C-1 located on 02-2070-0001 for Oran**
63 **Stainbrook**

64 **Motion:**

65 Lisa Simmons made a motion to approve for recommendation to County Commission the zone change
66 for Oran Stainbrook. Kurt McFarlane seconded. By unanimous decision, motion carries

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

68 Todd Thorne asked new member Jade Powell to introduce himself.

69 Jade Powell said he is a resident of Carbon County and currently resides in Spring Glen with his wife
70 and family. For the last 10 years he has been doing community and development at a regional level for
71 Carbon, Emery, Grand and San Juan Counties. He is the deputy director at the Southeastern Utah
72 Regional Development Agency. He was on the Planning Commission for Price City when he lived there
73 and is excited to serve.

74 Todd Thorne said our other new member, McKenzie Burnett is from East Carbon. She is out sick today.
75 Todd added we have not had anyone from East Carbon on the Planning Commission so it will be good to
76 have someone with insight of the area.

77 Todd also wanted to thank Trapper Burdick and Jeff Peters for serving on the Planning Commission.
78 They served for about 6-8 years. Todd also thanked the current Planning Commission for their time and
79 service as this takes a lot of work.

80 Todd gave the updates:

- 81 • There is a potential applicant that wants to do affordable housing and may do a presentation at a
82 future meeting.
- 83 • RC Solar is still pending and has not set an official start date yet.
- 84 • C02-Sync is moving forward on Ridge Road for the Biochar Plant.
- 85 • UDOT has announced the R-Cut intersection for Hwy 6/Spring Glen intersection and Todd

86 explained the route. Kurt McFarlane said there is a public meeting next week.

- 87 • There are also plans on widening Fairgrounds Road from the SERDA to the Westwood area.

88 Kurt McFarlane also mentioned the bridge project at the PRWID water treatment plant.

89 **Adjourn**

90 **Motion:**

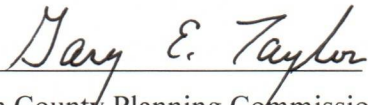
91 Kurt McFarlane made a motion to adjourn at 4:55 pm. Lisa Simmons seconded. By unanimous decision,
92 motion carries.

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Carbon County Planning Commission Chairman/Vice-Chairman