



1  
2 MINUTES OF THE CARBON COUNTY PLANNING COMMISSION MEETING, March 3, 2026

3  
4 IN ATTENDANCE

5 Chairman Gary Taylor, Vice-Chairman Kurt McFarlane,  
6 Oran Stainbrook, Lisa Simmons, Jade Powell, Paul Anderson, McKenzie Burnett

7  
8 EXCUSED

9 Scott Bruno

10  
11 STAFF

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

15  
16 OTHERS ATTENDING

17 Public, Interested parties  
18 Greg Magelby, Flex Homes  
19 Kurt Magelby, Flex Homes  
20 Skyler Chambers, Altigen  
21 Marcus Andrew, Altigen

22  
23 The meeting began at 4:30 p.m

24  
25 **1) Call to Order and Roll Call**

26 Chairman Gary Taylor took a roll call and a quorum was present.

27 **2) Pledge of Allegiance**

28 **3) Nomination and selection of the 2026 Carbon County Planning Commission Chairman and Vice Chairman**

29 **Motion:**

30 Kurt McFarlane nominated Gary Taylor for Planning Commission Chairman. Paul Anderson seconded. No further  
31 nominations. By unanimous decision, Gary Taylor is elected Chairman.

32 **Motion:**

33 Paul Anderson nominated Kurt McFarlane for Planning Commission Vice-Chairman. Lisa Simmons seconded. No  
34 further nominations. By unanimous decision, Kurt McFarlane is elected Vice-Chairman.

35 **4) Meeting Minutes**

36 **Motion:**

37 Paul Anderson made a motion to approve the minutes from February 2, 2026. Jade Powell seconded. By unanimous  
38 decision, motion carries.

39 **5) Conflict of Interest on Agenda Items**

40 No Conflicts

41 **6) Presentation of a concept development for Blackhawk Ranch LLC on parcel 02-0432-0000-Randy Graham**

42 Kurt Magelby and Greg Magelby presented. Kurt Magelby is the director of Flex Homes and represents Blackhawk  
43 Ranch. Kurt Magelby started a PowerPoint presentation to explain the type of homes, options and density that is  
44 planned for property owned by Blackhawk Ranch that is located on the way to Kenilworth. These “starter-base”  
45 homes start at 1200 square feet and the cost is mid 300’s.

46 Some highlights of these homes are:

- 47 ● Alley loaded in back
- 48 ● Front tree-lined streets
- 49 ● Expansion options are built into each home

50 Greg Magelby explained more details. Greg said the initial construction is a 3 bedroom/1.5 bath home. Greg added  
51 they had to take out a lot of the impediments in expansion. These expansions do not need the following:

- 52 ● No additional excavation, concrete work
- 53 ● No new electrical
- 54 ● No roofing changes
- 55 ● No structural changes
- 56 ● No plumbing changes
- 57 ● No landscape changes

58 Greg Magelby continued with the options/upgrades to the 3 bedrooms/1.5 bath home

- 59 ● Patio and parking stalls
- 60 ● Garage
- 61 ● ADU to garage
- 62 ● Rental between garage and home
- 63 ● Full upgrade to 6 bedrooms; 4.5 bath

64 Greg Magelby said the intention is to get into the home that you can afford and as appreciation happens so you can  
65 upgrade and expand.

66 Greg Magelby explained the different types of units:

- 67 ● Flex Base
  - 68 ○ Non-expanded but a smaller footprint
  - 69 ○ Affordable entry point
- 70 ● Flex Plus
  - 71 ○ 16-foot-wide product; similar to townhome
  - 72 ○ 1000-1300 sq. ft.
  - 73 ○ Single Family Detached Home

74

- 75 ● Flex Gen
  - 76 ○ Focuses on rentability or multi-generational living
- 77 ● Flex Garage
  - 78 ○ 1200-1700 sq. ft.
  - 79 ○ 4 bed; 2.5 bath
- 80 ● Flex Premium
  - 81 ○ 1200-2500 sq. ft.
  - 82 ○ Full range of options; office; bedrooms; workshop

83 Greg Magelby explained the purchase of a base home comes with a 5-year commitment with Flex homes to help the  
84 homeowner through the process of expansions, etc. The expansions are around 15-20% less than traditional  
85 construction.

86 Greg Magelby showed the proposed landscape plan for the west side of the Kenilworth area. This showed the scale  
87 and different types of homes planned. The west side is on a ravine with fantastic views and natural contour. These  
88 lots are around 40 feet wide and the homes are 20 feet wide. The side yards are 7 feet and 13 feet. There are around  
89 55 elevation looks from the same base unit.

90 Greg Magelby explained all the expansions happen in the alley. There will also be a common green area. Greg added  
91 some of the elevations are from the Helper architectural guidelines. Greg went through the different types of  
92 elevations. Greg said they strive for adequate parking with 3.5-4 stalls per unit within the development.

93 Kurt Magelby explained they can meet the different price points with these different products. The base duplex  
94 would start at \$200,000. Kurt added they are trying to make this part of the community with elevations similar to  
95 Helper and said affordable housing should be something that is investable.

96 Kurt Magelby spoke about employers and said there is a lot of flexibility for their employees.

97 Kurt Magelby explained they started with this in Ephraim with 10 developments underway. Ephraim initially did a  
98 zone overlay for 40 ft widths. Kurt Magelby worked with Security National Mortgage for a special Flex Ready  
99 Financing Package. It reduced the mortgage \$50,000 where Flex would take the second mortgage for 5 years, and has  
100 a reduced interest rate so people can qualify. Kurt Magelby went into specific details on this. The goal is to take time  
101 and stay with the customer for 5 years.

102 Kurt Magelby said in Ephraim they received the Governors Award for Housing Innovation in 2025. The challenge  
103 they have is we need a zoning overlay to accommodate this kind of product. They would like to work with the  
104 planning department to finalize the first phase of this housing plan.

105 Lisa Simmons asked with this first phase, how many homes and lots are they planning. Greg Magelby answered that  
106 for the Flex product there are about 123 homes and 70 lots that would be custom single-family homes. Lisa asked for  
107 more information on the innovative materials used in Ephraim and how it is more energy efficient.

108 Kurt Magelby replied about the materials

- 109 ● Foundation-dense foam and is very energy efficient
- 110 ● Exterior-efficient hardy board and working on a new product "Everlast"

- Simple innovations such as prebuilt closet inserts

111 Lisa Simmons asked how many homes they have sold. Greg Magelby explained some have just been listed and  
112 others are under contract in Idaho and Grantsville, Utah. Greg said they expect to have 1,000 committed by the end  
113 of this year.  
114

115 Lisa Simmons explained the reason she asked about the energy efficiency is that the sun can be very brutal in the  
116 summer in this area. Greg Magelby explained more on the products they will use such as insulating the wall sets and  
117 the need for return air.

118 Lisa Simmons asked about local jobs. Greg Magelby explained they want to use local workers as they have in other  
119 areas.

120 Lisa Simmons asked if there will be an HOA. Kurt Magelby answered yes, and is looking at a very minimal HOA fee  
121 for front areas.

122 Lisa Simmons asked what safeguards does Carbon County have from you selling it to corporations. Greg Magelby  
123 replied that to keep these owner-occupied you need to disincentivize the flip and the rental. Greg Magelby added  
124 information on deed restrictions and how it affects investors. Greg Magelby said they can work with the Housing  
125 Authority on first ability to purchase and it goes to the open market after.

126 Lisa Simmons asked about the large amount of traffic and trucks and the impact. Greg Magelby replied they put X  
127 amount of funding to go back into any repairs that are needed. Kurt Magelby added they would have a rock crusher  
128 onsite for any zero-scaping.

129 Kurt McFarlane asked if they had met with Price River Water, explaining that water is a big issue in this area. Greg  
130 Magelby replied that the utilities and impact will be discussed for the Master Development Agreement.

131 Paul Anderson recalled that in the previous meeting it would not be high density. Todd Thorne replied that it was  
132 around 1 or 2.5 acre lots at the previous meetings. Todd added if they want to change this, Blackhawk will need to  
133 apply for a zone change. Paul Anderson asked about the zone change that was approved previously. Todd reviewed  
134 that zones were changed on multiple parcels based on the concept subdivision plan. Todd added around Kenilworth  
135 were the ½ acre lots, then 1 and 2.5 acres in other areas. Greg Magelby showed on the map the 1 acre plus lots. Kurt  
136 Magelby added that the 1-acre and up lots are also more costly for the consumer and raise the price point.

137 Lisa Simmons asked about emergency response and the effect of having more residents. Greg Magelby explained  
138 they would have a cooperative agreement and work with Helper City on this to get the infrastructure in place.

139 Chairman Gary Taylor inquired about geotechnical studies for the area. Kurt Magelby responded that no studies have  
140 been conducted yet, but they would be among the first steps taken. There was discussion about the foundation.

141 Oran Stainbrook asked about walking, biking trails on the map. Greg Magelby said this is a potential multi-purpose  
142 trail.

143 There was discussion on the Ephraim development and appraised values and the uniqueness of this type of home.

144 Kurt Magelby explained that some cities and counties have made adjustments to their zoning plan such as a zoning  
145 overlay. Greg Magelby commented that it has been recognized that we have to look outside the box to meet  
146 affordability and a cooperative approach.

147 **7) Presentation of a future development for Altigen Energy on parcel 2A-0656-0000 east of**  
148 **Wellington-Skyler Chambers**

149 Skyler Chambers and Marcus Andrew of Altigen Energy presented. Mr. Chambers explained that Altigen Energy  
150 wants to do a microgrid enabled industrial and energy campus. They chose this location because of the natural gas,  
151 good land, good water and good fiber. Altigen would like to build up to a 3 gigawatt campus where they can do  
152 industrial and data centers. Mr. Chambers said they would be providing the energy for this site.

153 Mr. Chambers showed the location in east Wellington on the map display. Altigen has been working with Enbridge,  
154 Williams Gas and Rocky Mountain Power. The fiber goes along the highway so is an excellent location. Mr.  
155 Chambers added the water infrastructure is private water and they are in negotiations with the owner. The zoning is in  
156 the Mining & Grazing zone and will need approval for a Conditional Use Permit.

157 Oran Stainbrook asked about any impacts to residents. Mr. Chambers explained the project will be located on the back  
158 corner of the property. There is only one resident, the Thayn family, in the area and they have talked to them about  
159 doing a slot of land for a buffer.

160 Todd Thorne showed where the initial development would be on the map. Mr. Chambers showed where the utility  
161 lines are. Todd Thorne explained Savage Trucking is nearby but the residents on Soldier Creek Road are not close.

162 Lisa Simmons asked what the projected annual and daily water consumption for Phase I would be. Mr. Chambers  
163 responded they have very minimal water usage. He added this is a closed cycle loop system.

164 Oran Stainbrook asked about any previous projects and about the company. Mr. Chambers said Altigen Energy is a  
165 newer company and they have other projects that are in development. Mr. Chambers gave a short bio on himself and  
166 Mr. Andrew.

167 Jade Powell questioned Mr. Chambers regarding his awareness of the location being within an opportunity zone. Mr.  
168 Chambers confirmed this and stated that they plan to utilize the benefits of the zone. Jade also inquired if the data  
169 centers would operate on a closed-loop system, to which Mr. Chambers responded affirmatively, noting that they  
170 possess sufficient water shares that they are in negotiations with to operate all the systems.

171 Jade Powell asked about the natural gas plant. Mr. Chambers responded they plan to get up to 3 gigawatts of power.

172 Lisa Simmons asked about benefits to the County. Mr. Chambers replied that this will be a 5-10 year process hiring  
173 hundreds of local employees and local contractors. Mr. Chambers added there will be a few hundred permanent jobs  
174 at the plant and 23-30 jobs at the data center.

175 Lisa Simmons asked if there was an economic study done on the impacts of the turbines to wildlife, human life,  
176 ground water, etc. Mr. Chambers said natural gas has become extremely efficient and the production is clean and  
177 quiet.

178 There was detailed discussion on the single cycle and how it is more efficient than the combined cycle.

179 Jade Powell asked for verification that Altigen is just building the energy campus and they will partner with the data  
180 center after. Mr. Chambers responded yes, they will build out power shelves and lease them and added this is better  
181 for the economy.

182 Marcus Andrew explained that there will be excess power and depending on distance from our facility, we can pipe  
183 that power out.

184 Todd Thorne explained that this is a presentation so the Planning Commission knows ahead of time some of the  
185 information before they apply for the Conditional Use Permit.

186 **8) Updates on Previous Items and Upcoming Projects - Todd Thorne**

187 Todd Thorne provided information regarding an upcoming Land Use training session scheduled for March 4 at 6:00  
188 p.m. at SERDA.

189 The Planning Commission's newest member, Kenzi Burnett, was introduced by Todd. Ms. Burnett, who resides in  
190 East Carbon, shared her background as a volunteer EMT firefighter and her five-year tenure as chair of the East  
191 Carbon Planning Commission. She is currently participating in the Utah State University Leadership Academy and  
192 serves as the General Manager for Anytime Fitness.

193 Commissioner Larry Jensen addressed the issue of high residential property taxes, stating that the primary solution is  
194 the introduction of new industry to the area. He provided a detailed explanation of taxes, incentives, and growth,  
195 noting that the proposed data center is projected to decrease taxes by 5%. Additionally, Commissioner Jensen  
196 observed that valuations in the coal, railroad, and power industries have seen a steady decline. Commissioner Jensen  
197 said there are critical decisions to make.

198 Commissioner Jensen addressed the Planning Commission regarding decisions needed related to the Kenilworth  
199 project. He commented that if someone owns a property and they follow the development code, we have to allow  
200 them to proceed with their plans. Commissioner Jensen was encouraged by the price point given on the Kenilworth  
201 presentation. Commissioner Larry Jensen commented on future projects.

202 **9) Adjourn**

203 **Motion:**

204 Kurt McFarlane made a motion to adjourn at 5:58 pm. Paul Anderson seconded. By unanimous decision, motion  
205 carries.

206

207

208

209   
Carbon County Planning Commission Chairman/Vice-Chairman

210