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2 MINUTES OF THE CARBON COUNTY PLANNING COMMISSION MEETING, May 5, 2026

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4 IN ATTENDANCE

5 Chairman Gary Taylor, Vice-Chairman Kurt McFarlane, Lisa Simmons, Jade Powell

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7 EXCUSED

8 Scott Bruno, Oran Stainbrook, Paul Anderson, McKenzie Burnett

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10 STAFF

11 Todd Thorne, Planning & Zoning Administrator

12 Doris Johnston, Administrative Assistant

13 Commissioner Larry Jensen

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15 OTHERS ATTENDING

16 Nick Kiahtipes

17 Luke Kiahtipes

18 Kevin Callahan

19 Public, Interested parties

20 The meeting began at 4:30 p.m

21 1. Call to Order and Roll Call

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

23 2. Pledge of Allegiance24 3. Meeting Minutes25 Motion:

26 Kurt McFarlane made a motion to approve the minutes from March 3, 2026. Lisa Simmons seconded. By
 27 unanimous decision, motion carries.

28 4. Conflict of Interest on Agenda Items

29 No Conflicts

30 5. Review and possible preliminary approval for Liberty Estates Subdivision Phase IV (4) located on parcel
 31 02-1586-0004 for Circle K Construction

32 Nick Kiahtipes and Luke Kiahtipes represented Circle K Construction. Nick K. explained they are asking for
 33 preliminary approval for one of the last phases of Liberty Estates Subdivision Phase 4. This will be for five lots.

Nick added two of the lots will be off a county road. Todd Thorne showed the plat on the monitors. Todd said lots 321 and 322 will front Declaration Drive and lots 323, 324 and 325 will access a private road. Additionally, Todd mentioned that access to the drainage lot, as well as the rear lots numbered 102, 103, and 104, would be provided via the private drive.

Nick K. commented that the original plan was for nine lots with a cul-de-sac but has changed. Todd explained that they do need to install piping in the ground. Nick K. confirmed this and went through the details on sewer and water.

Lisa Simmons asked how the houses on lots would be placed on the private drive. Nick K. replied that they will not be building the homes; but the lot owner will want to face the home towards the private drive.

Todd Thorne discussed the access in more detail and options for access to the homes. Todd added the County will not own the private road. This will be owned by the lot owners or the developer. Nick K. added the County will have access to the private road to maintain the drainage pond.

Kurt McFarlane asked if the private road will be a dirt, gravel or paved road. Nick K replied it will be a gravel road.

Lisa Simmons inquired about formalizing road maintenance responsibilities within the official documentation.. Todd said this will be documented on the official plat. Jade Powell asked if the County maintains Independence and Declaration Dr. Todd replied yes, the County plows and maintains those roads.

Motion:

Jade Powell made a motion to approve for preliminary Liberty Estates Subdivision Phase 4. Kurt McFarlane seconded the motion. By unanimous decision, motion carries

6. PUBLIC HEARING to hear comments on a proposed zone change to the Carbon County Zoning District Map from RR-2.5 to RR-1 located on parcel 2-1956-0000 in Lower Miller Creek for Kevin Callahan

Motion:

Jade Powell made a motion to open the public hearing at 4:40pm. Lisa Simmons seconded the motion. By unanimous decision, motion carries.

Public Comment:

Farrah Pendray had comments. Mrs. Pendray owns 30 acres of property adjacent to the proposed zone change property. Mrs. Pendray had concerns regarding the wash and runoff that runs into her parcels and asked if the wash would be filled in.

Todd Thorne responded that the current request is limited to the zone change. He noted that matters concerning the wash and post-development drainage would be addressed during the subdivision review. He further explained that any runoff must be managed so it does not exceed pre-development natural flow levels.

Mrs. Pendray had concerns on the ground being shell and asphalt and had a question on how the drainage is checked. Todd explained that any storm drainage plan will be reviewed by a licensed engineer that will calculate all the soil conditions.

Todd mentioned a residence is currently being built on this property and the subdivision will include seven lots. Todd explained the one acre rezone was requested to utilize reduced frontage minimums, which allows for the creation of an additional lot. Todd continued these are long skinny lots with no other development to the east. Mrs. Pendray also had concerns about the increased traffic and safety on Ridge Road due to previous accidents. Todd explained adding seven homes doesn't warrant a traffic study and the road is not at capacity yet. Mrs. Pendray commented that there is very bad lighting in this area and there are many impaired drivers. Mrs. Pendray commented that she is happy about more neighbors and just wants it to be safe.

Motion:

Kurt McFarlane made a motion to close the public hearing at 4:51 pm. Jade Powell seconded the motion. By unanimous decision, motion carries

7. Review and recommendation decision to County Commission on a proposed zone change to the Carbon County Zoning District Map from RR-2.5 to RR-1 located on parcel 2-1956-0000 in Lower Miller Creek for Kevin Callahan

Motion:

Kurt McFarlane made a motion to recommend approval to the County Commission for the zone change.

Lisa Simmons asked for more information on the development.

Motion:

Kurt McFarlane withdrew his motion.

Kevin Callahan clarified the intent behind the rezone, noting that the request was made to add the one additional lot. Mr. Callahan added there will be no asphalt and no new roads. The lots will be 135 ft wide by 1300 feet long. Kurt McFarlane asked about fire hydrants. Mr. Callahan responded they will need to add a fire hydrant to meet requirements.

Regarding the keeping of animals, Lisa Simmons inquired about the differences in requirements between the RR-1 and RR-2.5 zones. Mr. Callahan replied that the lots are 4 acres so they still meet the RR-2.5 zone requirements. Todd Thorne answered that with 4 acres there is enough room for many animal units and essentially no restrictions.

Jade Powell asked what the zoning is around the property. Todd Thorne responded by displaying the zoning map, which indicated that the property is bordered to the east by RR-1 and is otherwise surrounded by RR-2.5, R-1-20K, and Mining & Grazing zones. The preliminary subdivision plat was shown and reviewed.

Kurt McFarlane asked if they would bore under the road for water. Mr. Callahan answered yes and confirmed that he has already begun building one house on the property.

Todd Thorne explained this subdivision will come before the Planning Commission when all the preliminary requirements are met, such as turning over the remaining water shares, drainage requirements, utilities and access requirements.

Kurt McFarlane asked if Mr. Callahan would be filling in any of the wash. Mr. Callahan replied no, they do not plan to do this.

Jade Powell asked about the wash being close to lots 4-7. Mr. Callahan explained that those lots are bigger due to this.

Kurt McFarlane asked if the drainage study would be done by an engineer. Todd Thorne explained yes and that the drainage plan would be less intensive due to the size of the lots and less impervious.

Motion:

Lisa Simmons made a motion to recommend approval to the County Commission for the zone change from RR-1 to RR-2.5 for Kevin Callahan. Kurt McFarlane seconded the motion. By unanimous decision, motion carries

8. Updates on Previous Items and Upcoming Projects - Todd Thorne

Jade Powell explained that SERDA, in collaboration with Carbon County and the Office of Energy Development, is organizing several workshops and open houses. These events are designed to educate the community on new nuclear energy technology and provide a platform for residents to voice their concerns and questions. The first workshop will be held on May 21, 2026. The second workshop will be held on June 18, 2026 on power generation, mining and milling. The last workshop will be on recycling. These workshops will be held at the Fairgrounds. Todd Thorne will email this information out to the Planning Commission.

Todd Thorne said Blackhawk continues to work on their development plan and could possibly be on the agenda for the June meeting. Also, Jurassic Spark power plant is still working on their pre-development requirements and may be on the June or July agenda.

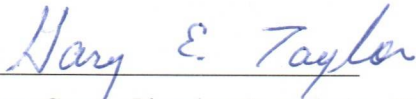
Todd Thorne continued there is also a zone change on the June agenda for the Mining & Grazing to RR-1 zone. This is for a small split on the property for two homes. Todd added he will include concept plat maps for future zone changes.

Commissioner Larry Jensen asked the Planning Commission to do all they can to be educated on this new nuclear information. It will be critical as new things are presented to them.

9. Adjourn

Motion:

Kurt McFarlane made a motion to adjourn at 5:10 pm. Lisa Simmons seconded. By unanimous decision, motion carries.



Carbon County Planning Commission Chairman/Vice-Chairman