

**Planning Commission Minutes**  
**June 6, 2026, 10:00 am**

**Call to Order: 10:02**

**Roll Call:** Lorraine Behling, Ralph Brinkerhoff, Shane Moreno, Jerry Lynch (late) Ron Warren excused. In Mr. Warren's absence Lorraine Behling moved to elect Shane Moreno as Chair Pro-tem for the meeting with Ralph Brinkerhoff as second, all agreed.

**Minutes Review:** Minutes from May 2, 2026 were reviewed – Lorraine Behling moved to approve the minutes with Ralph Brinkerhoff second, all approved.

**New Business:**

**Information from 5-20-26 Carbon County flood risk assessment discovery meeting. Review of new FEMA flood plain map and possible recommendation to the Council.**

Mayor Levanger brought a map showing the current flood plain as well as the proposed new flood plain that was created using Light Detection and Ranging (LIDAR) to generate high-resolution topographic data for insight into flood-prone areas. The proposed flood plain decreases the flood plain on many of the properties. The commission went over the map and had a discussion regarding accepting the proposed new flood plain map or looking into it further. Shane Moreno moved to recommend that the council accept the proposed FEMA mapping with Jerry Lynch as second, all agreed. *This is the point when the recording begins.*

**Joe Lamper Garage Questions** – request for additional ordinance information and input regarding his garage. Joe wanted a copy of Ordinance 5-2026. Ms. Behling brought a copy of that as well as other ordinances that may be applicable to his situation to help him finalize his building plans. The commission has concerns that the dwelling he is considering building at a later date will need to be 10 ft. away from his garage because his current plan has a future attached dwelling so the entire structure will be considered a dwelling and no longer an accessory building and the smaller setback for his proposed garage will no longer apply. He was also given the ordinance regarding remodeling or rebuilding the old home on his property.

**Review and possible Council recommendation of Ordinance 6-2026 Amending Chapters II Municipal Planning, and V Regulations Within Zones of the Land Use Code.** Commission members were provided copies of proposed Ordinance 6-2026 amending the term Special Use to Conditional Use and creating a process for obtaining a conditional use permit. Jerry motioned to recommend that the council adopt Ordinance 6-2026 with as second, all agreed.

**Review of planning policies and permits and possible adoption of changes.** First the Planning Commission agenda items policy was looked over and discussed as a way to facilitate and clarify meeting items. Jerry Lynch motioned to establish and adopt the Commission Agenda Items Policy with Shane Moreno as second, all agreed. A proposed new Conditional Use permit form for commission use was read and discussed. Shane moved to adopt the permit with Jerry as second, all agreed.

**Review and possible Council recommendation of RV Ordinance changes.** This is the last large ordinance item that needs to be addressed before codification of our ordinances. The honor system \$40 fee we passed a couple of years ago did not work and is not easily enforced. It might be easier to rescind the newer ordinance and revert to the old ordinance with a few changes such as clarifying the water and sewer connection requirement to help with impact to our systems. Also changing the setback to reflect recent ordinance amendments. Mr. Lynch thinks more research needs to be done before we set a lot of limitations on trailers. Is it legal to put trailer charge on utility bill? The item was tabled for a later date.

**Adjourn:** Motion to adjourn at 11:16 made by Ralph with Jerry second, all agreed.