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2 MINUTES OF THE CARBON COUNTY PLANNING COMMISSION MEETING, June 2, 2026

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4 IN ATTENDANCE

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

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7 EXCUSED

8 Scott Bruno, Oran Stainbrook, Paul Anderson

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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 Larry Thomas

17 Public, Interested parties

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19 The meeting began at 4:30 p.m

20 **1. Call to Order and Roll Call**

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

22 **2. Pledge of Allegiance**23 **3. Meeting Minutes**24 **Motion:**25 Kurt McFarlane made a motion to approve the minutes from May 5, 2026. Lisa Simmons seconded the motion. By
26 unanimous decision, motion carries.27 **4. Conflict of Interest on Agenda Items**

28 No Conflicts

29 **5. PUBLIC HEARING on a change to the zoning district map from M&G to RR-1 located on parcel**
30 **02-2270-0004 for Larry Thomas**31 **Motion:**32 Kurt McFarlane made a motion to open the public hearing at 4:32 pm. Jade Powell seconded the motion. By
33 unanimous decision, motion carries

Larry Thomas Jr. explained that the property was purchased to be subdivided for his sons, and noted that a survey would be completed shortly. Mr. Thomas also noted that the road encroachment has been approved. He mentioned that the property is 20 acres and is located near his residence.

Jade Powell inquired about the installation of a fire hydrant, Mr. Thomas confirmed that he would be adding one. Mr. Thomas further noted that the Perc test is currently pending and that he has already been in contact with the Health Department.

Todd Thorne explained the area around this property is zoned RR-2.5 acres. This will have a shared driveway and they will need a culvert big enough for the drainage.

Jade Powell asked why the request is for RR-1 acre. Todd Thorne said there was no special reason for the request of the RR-1 acre zone. Jade Powell asked if Mr. Thomas had a preference of RR-1 or RR-2.5 which Mr. Thomas replied he did not. Todd explained that if they had to go to a RR-2.5 zone it would not affect Mr. Thomas. Jade Powell asked if the frontage was an issue. Todd answered the frontage was not an issue on this request.

Motion:

Kurt McFarlane made a motion to close the public hearing at 4:36 pm. McKenzie Burnett seconded the motion.

By unanimous decision, motion carries

6. Review and recommendation decision to County Commission on a change to the zoning district map from M&G to RR-1 located on parcel 02-2270-0004 for Larry Thomas

Motion:

Lisa Simmons made a motion to recommend approval to the County Commission for the zone change for Larry Thomas. Kurt McFarlane seconded the motion. By unanimous decision, motion carries

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

Todd Thorne gave the updates.

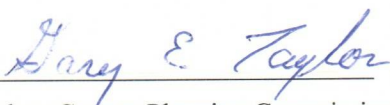
- Blackhawk is continuing to work on the requirements for their future subdivision development
- Jurassic Spark is also still pending and Todd has not heard from them yet
- Intermountain Electronics is progressing with more buildings
- There are many cabins being built in the County.

Jade Powell commented that UDOT is doing their long range plan. Jade asked if he could share this with Todd and the Planning Commission members. UDOT would appreciate as much feedback as possible.

8. Adjourn

Motion:

Kurt McFarlane made a motion to adjourn at 4:39 pm. Lisa Simmons seconded the motion. By unanimous decision, motion carries.



Carbon County Planning Commission Chairman/Vice-Chairman