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MINUTES OF THE CARBON COUNTY PLANNING COMMISSION MEETING, August 4, 2026

IN ATTENDANCE

Chairman Gary Taylor, Vice-Chairman Kurt McFarlane, Lisa Simmons, Scott Bruno, Paul Anderson

EXCUSED

Kenzie Burnett, Jade Powell

STAFF

Todd Thorne, Planning & Zoning Administrator

Doris Johnston, Administrative Assistant

OTHERS ATTENDING

Ali Sharif (virtual)

Robert Torgerson

Erick Mortensen

Mike Milovich, public

The meeting began at 4:30 p.m

1. Call to Order and Roll Call

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

2. Pledge of Allegiance

3. Meeting Minutes

Motion:

Kurt McFarlane made a motion to approve the minutes from June 2, 2026. Lisa Simmons seconded the motion. By unanimous decision, motion carries.

4. Conflict of Interest on Agenda Items

Scott Bruno has a conflict with Item 5 because he is an adjacent property owner to Mr. Sharif. Scott Bruno recused his vote.

5. PUBLIC HEARING on a zone change request from R-1-20K to C-1 located on parcel 02-0840-0001 for All

Sharif

Motion:

Kurt McFarlane made a motion to open the public hearing at 4:32 pm. Paul Anderson seconded the motion. By

unanimous decision, motion carries

Public Comment & Staff

Mike Milovich is an adjacent property owner. Mr. Milovich asked why the zoning was so mixed with residential and commercial on the same road. Todd Thorne explained that everything to the northwest is Industrial and Mr. Milovich's residence and below is residential. Todd Thorne said the Sharif property abuts an industrial zone. Mr. Milovich asked about the setbacks required and setbacks required by the Railroad and what can be permitted there. Todd explained that the Railroad right-of-way is wide there. We had some issues with a property owner that built a new home. They had to push the house back. Mr. Milovich said he had to push his garage forward. Mr. Milovich continued with the way the road curves and questioned the setback and variances.. Todd replied the setbacks and Railroad right-of-way will have to be considered. The owner that received a variance previously was because the front setback had to be reduced out of the Railroad right-of-way. Mr. Milovich explained that the road is very dicey and people do not make that curve. Todd explained that the owner would have to meet any site triangle so they do not block any of the road traffic view. They would have to be set far enough back to make sure there is no conflict in traffic if they were to build there. Mr. Milovich asked if the Planning Commission would be able to put pylons along there as a condition of the permit. Todd replied he is not sure about that. Mr. Milovich started as a matter of disclosure to the Planning Commission that he is putting the County on notice that if it is set wrong and proper safety measures are not placed on that property for the commercial zone Mr. Milovich is holding the County liable for whatever damages we incur on that property. Mr. Milovich continued that the road is bad now and the only thing that saves us is a big tree that he assumes would have to be removed in order to have a commercial zone to be viable. Mr. Milovich wants to see something to protect the sanctity of the property next to it by either putting a guard rail or something. Mr. Milovich said there are materials that sit in the highway also. Mr. Milovich restated that he has put the County on notice if something was to happen and if we are damaged. Paul Anderson asked Mr. Sharif what his plan is for the property with the shape and size of the property and will it require special variances. Mr. Sharif responded that his plan is to clean up the area and level it with gravel or a concrete pad. Mr. Sharif said his goal is to build a 30 x 30 steel building. Mr. Sharif added everything around the parcel is industrial and believes the parcel adjacent is commercial. The building would be used for storage or in the future a vehicle mechanic shop and lease it. Lisa Simmons asked if the concrete pad would also be 30 x 30 ft. Mr. Sharif replied the pad would also be 30 x 30ft. Todd Thorne said he would also need a parking lot. Mr. Sharif said it would be an asphalt parking lot.

Todd Thorne made Mr. Sharif aware that the property to the south of him is zoned residential not commercial.

Todd added this is Mr. Milovich's property to the south.

Lisa Simmons commented that she drives this road many times a day and it is a very dangerous road. She added that she misunderstood which parcel it was. Lisa had the opinion that if we do approve a zone change that we should include safety measures and it be at the expense of the owner, Mr. Sharif and not the County.

Todd Thorne reiterated to Mr. Sharif what Lisa Simmons suggested.

Paul Anderson asked where the building would be sitting on the lot with setbacks and required variances. Todd Thorne showed the plat map on the monitors to explain where Mr. Sharif's property lies on the edge of the railroad right-of-way. Todd added we will need a survey to confirm from where the railroad right-of-way is and then meet the setbacks for that. Todd explained commercial setbacks are as approved and he would have to meet the parking requirements for the building type and any site triangle issues so it does not block any incoming traffic coming through. Todd explained the C-1 zone would be for Commercial Storage and the C-2 zone would be more for the Mechanics shop. Todd said there are many things that would need to be done for a building permit such as a hydrology study to make sure storm water does not affect property owners and he would have to meet all the setback requirements for the zone that it is in.

Todd Thorne explained in the C-2 zone a storage building and mechanics shop would be allowed. In the C-1 zone only the storage building would be allowed along with other light commercial uses. Todd added the C-2 zone adds heavier commercial uses but lighter than industrial zones.

Mr. Sharif asked if after the survey was completed, would storage of heavy equipment be allowed.

Paul Anderson commented that this zone change has many outside factors like the railroad right-of-way and has the need for a conceptual plan and idea of what we are looking at. Kurt McFarlane agreed.

Todd Thorne reviewed the zoning code for C-1 Retail to check some of the permitted and conditional uses including:

- Advertising signs, Apartments, Auto Sales Structures, Gas Stations, Car Washes, Parking lots, Storage Garages, Minor Auto repair, Caretaker Dwelling, Churches, Comm tower, Gas Wells, Housing parks, Funeral Homes, Hotels, Motels, Light Construction Companies (non heavy equipment), Lodging, Railroad projects, Medical Clinics, Minor Utility Transmission projects, Office Buildings, Salons, Shopping Centers, Playgrounds.

C-2 permitted and conditional uses would include:

- Auto and light machine repair, Heavier Construction companies, Farm Equipment supply stores,

Mr. Sharif commented he does not want to be the one who blocks the road or traffic there. Mr. Sharif would propose to relinquish part of his property to make the road wider and safer. He would also use the property as a storage building for heavy equipment vehicles or storage.

Kurt McFarlane commented that he could build a garage there now. Todd Thorne replied yes he could for his

personal storage but it could not be commercial based. Todd Thorne said the Railroad right-of-way location is the biggest issue. Todd also mentioned that there is a fire hydrant on the southeast corner of the property.

Todd Thorne gave the Planning Commission the options for this item. The options are to make a motion to

Approve, Deny or Table for more information. The applicant also has a right to a decision and has to agree to the table. There would need to be a timeframe for the table.

Motion:

Kurt McFarlane made a motion to close the public hearing at 5:00 pm. Paul Anderson seconded the motion. By

unanimous decision, motion carries.

6. Review and recommendation decision to County Commission on a zone change request from R-1-20K to

C-1 located on parcel 02-0840-0001 for Ali Sharif

Motion:

Kurt McFarlane made a motion to table the zone change for Ali Sharif until we can get a drawing showing the

railroad right-of-way setbacks to know how much room there is to work with. Lisa Simmons seconded the motion.

Mr. Sharif asked about the use of a storage garage in the C-1 zone similar to the one adjacent to him. Todd Thorne explained that for personal use a storage garage is allowed. It cannot be leased out without changing it to

Commercial.

The Planning Commission asked for the table to be until the September Planning meeting. Mr. Sharif agreed.

Motion continued:

Chairman Gary Taylor stated a motion has been made and the table would be set until the September Planning

meeting. By unanimous decision, motion carries.

7. Review and possible preliminary approval of Westwood Estates 4, Phase 6 located on parcel 02-1074-0000

for Robert Torgerson/Erick Mortensen

Erick Mortensen represented Mr. Torgerson who was seated. Todd Thorne explained that this is 19 lots, and all

frontages meet the minimum requirements. There are a few minor fixes on the plat and from a preliminary

perspective, staff does not have any big issues. The map was shown on the monitors with the road connections.

Kurt McFarlane asked if these would be the same as before with county roads.

Mr. Mortensen said yes these would have curb and gutter like all existing lots there. Mr. Mortensen said there is a small detention basin and Lincoln Irvine, County Engineer, asked that it be larger. Mr. Torgerson would like to

eliminate Lot 59 to increase the size of the retention pond/basin. This will now be an 18 lot subdivision. Todd

Thorne showed the plat to show the basin and lots.

Scott Bruno asked about the lot size with this basin. Mr. Mortensen said they would make the lot bigger with the

detention basin.

Todd Thorne explained the comments from Lincoln Irvine on retention and detention basins. Todd commented

that they show detention basin on some plans and retention on others. The County's position is that ownership of

the double-capacity retention basin should remain with the owners of this phase, given that it functions independently of the primary storm drainage system. Todd added the County does not want to manage an isolated basin. Todd continued if they were connected to the storm drain system, the County would accept ownership of the smaller detention area. Todd added also we do not want basements next to the retention basin. Mr. Mortensen agreed with this plan.

Mr. Mortensen explained that if we make the detention or retention basin, there could be an overflow that goes to the gutter and drops into the existing system. Todd Thorne suggested having Lincoln Irvine review this plan.

Todd Thorne commented that they are working on obtaining the 18 water shares required.

Scott Bruno asked about the power and fiber. Mr. Mortensen said Rocky Mountain Power has the plan for review and fiber will be brought in by Emery Telcom.

Todd Thorne commented that the County would in the long range plan to connect Ranch Road over the canal to the Fairgrounds.

Todd added that the developers have been good to deal with and have worked with the County standards.

Motion:

Kurt McFarlane made a motion for preliminary approval of Westwood Estates 4, Phase 6. Scott Bruno seconded the motion. By unanimous decision, motion carries

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

Todd Thorne talked about some development areas for future projects that may be coming in. Todd had a map created to show some potential areas of development. The map shown has some analysis on it showing it is within distance of sewer, water, road capacity and slope analysis. These are some areas we should focus on development because all the infrastructure is there. Todd explained that with some of the things that are coming into the County, we should put some plans together to show where we would like development to go to keep costs down. The map shows unincorporated areas with half acre zones and less where potential areas could be developed the easiest. Todd added we could put some guiding documents together for developers to find these areas.

Todd added we will be doing Development Code updates in the next few months. The County Engineer has some ideas to help with drainage requirements.

Todd discussed with the Planning Commission the areas south of Price for development.

Todd went over the map in more detail discussing a mile buffer around cities so if any big infrastructure projects comes in, we would have a mile buffer off the cities. Other buffers on the map were a half mile buffer around County addresses. These are for conceptual ideas and limit these to be in a Mining & Grazing zone and not in residential areas.

Scott Bruno talked about creating a conditional overlay permit for the highly contested industries with specific requirements and criteria. Todd replied that this could be created. Scott Bruno explained he does not want any large computer companies to come in and fly under the guise of Industrial zoning. Scott is worried about protecting the values and making sure the developers don't pass on the cost to the County and make sure there are

170 not a lot of tax incentives that go to these large private corporations. Todd gave the example of the vape shop and
 171 how there was only one parcel that met the requirements. Todd added we want to make sure the project does not
 172 negatively impact our residents. Todd said he would send a link to the zoning map that was created so the
 173 Planning Commission can review it and make suggestions. Todd explained as we do our Code updates we will
 174 structure this and then we would have a public hearing and get feedback in the next few months to get this Code
 175 update done by the end of the year.
 176 Chairman Gary Taylor asked if we need to be very specific about what we want in the Code or should it be
 177 general.
 178 Todd replied that we must establish specific enough clear requirements, feel confident in the developers methods,
 179 and effectively guide applicants.
 180 Chairman Gary Taylor spoke about the use of copper wire that generates more heat and noted fiber optics reduces
 181 the heat lower. Chairman Gary Taylor asked if this kind of requirement of best available technology can be put
 182 into the conditions. Todd would be very hesitant to go extremely specific on dictating the materials used.
 183 Lisa Simmons commented on gas generated power plants which take water and generate heat. Lisa explained she
 184 is not sure how to state the provisions for the least amount of water and heat output.
 185 Scott Bruno commented that if we have an overlay and conditional use permit on these data centers and large
 186 companies, we could get very restrictive on them such as no cost breaks to come in. Scott continued if we line this
 187 up right, we can make them conform to our rules.
 188 Todd added we can go through our Conditional Use Permit section to add more requirements and for other
 189 industries.
 190 Scott Bruno explained with the specialized Conditional Use Permit, we can outline more specifically and
 191 empower the County to make the right decision.
 192 Todd commented that if they cannot mitigate the conditions, it cannot be approved. If they can mitigate the
 193 conditions, they can move forward with the specific conditions.
 194 Scott Bruno listed some of the conditions that could be on the Conditional Use Permit.
 195 • Force proximity
 196 • Force mandates to limit non evaporative process
 197 • Make sure users have enough power
 198 • Make sure the County can deal with the financial part of it
 199 Lisa Simmons added:
 200 • Have live retention ponds for expunged water from the systems to help protect our local environment.
 201 Todd asked the Planning Commission to start listing conditions for this in the next month. Todd would like to do
 202 the public hearing in November, 2026 and fine tune it. Todd said he will send out the map that was created to the
 203 Planning Commission.
 204 Other updates:

Todd mentioned we will have a zone change review coming for North Creek around 5500 South. They want to do 1 acre lots.

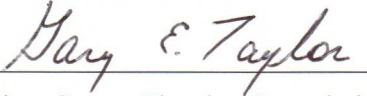
Also there will be the Sharif zone change from today's meeting.

There are no new updates on the Blackhawk subdivision.

Adjourn

Motion:

Scott Bruno made a motion to adjourn at 5:30 pm. Kurt McFarlane seconded the motion. By unanimous decision, motion carries.



Carbon County Planning Commission Chairman/Vice-Chairman