

Minutes of the Work Meeting of the Board of Commissioners, Carbon County, State of Utah, held June 3, 2015 at the Courthouse Building, Price, Utah, commencing at 3:00 p.m.

Those present: Casey Hopes, Commission Chair  
Jae Potter, Commissioner  
Jake Mellor, Commissioner

Also present: Seth Oveson, Clerk/Auditor  
Lori Perez, Deputy Clerk  
Christian Bryner, Attorney  
Curtis Page, County Engineer  
Daniel Campbell, Road Supervisor  
Carla Saccomano, Saccomano Subdivision

Clerk's Certificate of Compliance with Open Meeting Law was filed.

Commissioner Hopes welcomed everyone. The meeting began at 3:04 p.m.

**1) Discussion concerning road in Carla Saccomano subdivision**

Commissioner Potter disclosed that both he and Carla are licensed in the same brokerage at Bridge Realty Company. Commissioner Potter does not have any financial interest or partnership with Carla and is not involved in this project or subdivision.

Carla explained that this is concerning the road located on 1250 West in Carbonville. She has met with a couple of contractors concerning the improvement of the road and it will be an additional expense to her because the road does not meet County standards. Removing the road base on the existing road will be an additional expense and Carla would like the County to help her with the extra cost. She understands that it's the developer's responsibility for the road however because of the condition of the current road and it not meeting the standards, she feels that the County should help with redoing the road. She has a cost breakdown from the contractor.

Commissioner Hopes asked for an engineer's estimate because in order for the County to take on the project they would need an engineered plan.

Christian explained that Curtis would need to approve the proposed road plan. Daniel Campbell explained that the initial road was a graveled road that ran down to the existing three houses. These people complained of mud and dust and a chip seal was put in place as a courtesy. Additional houses were built after the chip seal was put in place.

Carla said the current condition of the road is not good. Curtis explained that the road was just an old farm road and is not a Class B Road, but it is a County road. Currently it is a 16 foot single pass road with a proposed size of two twelve foot travel lanes with ditches and shoulders. At the time the chip seal was put in the original drainage was left as is and nothing was changed. Commissioner Hopes said that is why it needs to be engineered in order to see what the drainage should be.

Carla is having Jones and DeMille do a hydrology study and engineer the road. Curtis said the acceptable bids would need to come from an engineering company. Due to the low traffic the road will remain a Class C road. There are currently four houses and a rental on this road with additional access off of South Westerly Road which is also narrow.

Christian asked if it is a deeded road right of way. It was explained that it became a public road due to public use. Carla is donating both sides of the road because she owns over to the other property line.

The discussion continued including that the County currently repairs potholes on the road and there are other comparable roads in the County.

Carla asked if another developer had been asked to remove and repair an existing and established County road. Curtis explained that in the development code the developer has to put the road in so it is not an additional cost. Carla explained that in this case she has to take the road out which is an additional expense.

Curtis explained how a new road is put in and the process involved. Carla's understanding is that removing the chip seal and making the road meet the standard would be an additional cost to her. Curtis said the County could skim the chip seal off of the existing road for Carla.

Carla is not asking for the County to pay for the whole road and does not want to be a burden to the tax payers. She will pay for the additional land dedicated to the County. The revenue coming from the new homes to be built will help Carbon County. There is the potential for nine new homes in this subdivision.

The chip seal is redone every three to five years. By then the subdivision will be full and the revenue received. The discussion continued on what type of road could be built.

Seth explained that if you put in nine high end homes, it would generate 2.7 million worth of tax value. This will generate 18 to 19 thousand dollars' worth of tax spread over all of the taxing entities. Carbon County might get \$3,000 a year. Basically the County is providing a service.

The discussion continued concerning ownership and maintaining retention basins, controlling flooding and the cost to maintain a subdivision after the development is over. Carla talked about growth and what is needed. People are looking for nice subdivisions to move into.

Commissioner Potter asked for the engineered costs and the breakout based on Curtis's estimation of the road. This project is not in this year's budget and funding would have to be found if the County participates.

Carla asked if her engineer report from Jones and DeMille is enough. It is the developer's responsibility to bring that information in for Curtis to review.

Curtis said if we do this it will be a complete change from how we have historically handled developments. Other property developers may try to say the same thing and the County will end up building roads.

Seth said you would want to take into consideration that there are several developments in existence without paved roads. This could set precedence.

The agreement would have to have a stipulation or exception of why the County would help in this case.

In order for a decision to be made this would need to be addressed in a regular Commission Meeting. Prior to the Commission Meeting, the engineer report and hydrology study would need to be submitted and reviewed and a recommendation received from Curtis.

Commissioner Potter made a motion to adjourn. Commissioner Mellor seconded. Motion carried.

The meeting adjourned at 4:35 p.m.

ATTEST:

  
Seth Oveson, County Clerk/Auditor

