



Building & Planning Departments  
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PLANNING COMMISSION  
REGULAR MEETING-July 7, 2015

IN ATTENDANCE:

Chairman Richard Tatton  
Tom Paluso  
Danny Blanton  
Don Torgerson  
Reed Phillips  
Dave Levanger, Planning Director/Building Official  
Christian Bryner, Deputy County Attorney  
Doris Johnston, Secretary

OTHERS ATTENDING:

ETV News

EXCUSED:

R.D Campbell

The meeting was called to order at 4:30 PM

**1) Call to Order**

**2) Review and approval of previous meetings**

Tom Paluso made a motion to approve the May 13, 2015 minutes as written. Danny Blanton seconded. By unanimous decision, motion carries.

Danny Blanton made a motion to approve the June 2, 2015 minutes as written. Tom Paluso seconded. By unanimous decision, motion carries.

**3) Update on recent development projects and other information**

Dave Levanger explained the State of Utah requires all counties to develop a resource management plan as part of the County's general Master plan, due July, 2016. Dave explained our first Master Plan was in 1997 and it has been updated many times since. Dave commented we have many plans to do with natural resources. Dave added that the County Commission has asked Mark Ward, General Counsel for the Utah Association of Counties, to consolidate all the existing plans into one document.

Dave Levanger spoke on a project concerning a non-permitted carport that was built on a neighbor's property. Dave stated this carport will have to be removed. Dave explained that the lot corner markers are being removed in many of the subdivisions in the county. This causes the problem of owners not knowing where property lot lines are. Dave wants to propose putting

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in the Development Code that every lot corner must have corner marker cemented in. There was discussion on non-permitted buildings and the action taken. Dave Levanger stated if on own property, the buildings would need to be brought into compliance with the building and zoning code or be removed, or go through court system and fines may be imposed. Christian Bryner and Dave Levanger stated that usually these situations are resolved before it has to go to a judge.

**4) Review and possible approval of changes to the Development Code of Carbon County.  
Staff**

Christian Bryner asked if the members received the document that was emailed. Some Planning members did not receive it or did not have time to review it and make comments. Christian agreed to resend the document. Christian Bryner suggested making the document easy to read for Planning Commission members. Dave Levanger explained an executive summary of the items changed should be included in any drafts submitted to Planning Commission members. Tom Paluso also suggested highlighting the changes made.

Dave Levanger reviewed some of the suggested changes to the Development Code.

**1. Water-**

- a. Chairman Richard Tatton explained a division of the State of Utah is requiring that water needs to be tied to the lot and also needs to be done properly or substantial fines will be imposed. PRWID and Carbon County need to coordinate on this item.

**2. Water Requirements-**

- a. Change wording from “minimum pressure standard for fire flow shall be 20 psi under all conditions” to say “20 psi during normal operation” (not an unusual event).
- b. Availability of water/Permission to connect: Currently the code requires “written approval from an existing recognized culinary water purveyor (PRWID, etc...) stating that water connections are at that location” and also they are granting *permission* to connect. Dave Levanger explained that all we need from the purveyor is to know that water is *available* and what the fire flow is and not if they have *permission* to connect; this is the purveyor’s business.

*\*Don Torgerson arrived at 4:50 PM*

**3. Cellular Phone Communication Towers in Commercial Zones**

Dave Levanger asked the Planning Commission to consider allowing smaller/urban area cell phone towers in Commercial zones. Dave has received inquiries from cell phone carriers to install these towers. Permitting these could improve cell service. This would be reviewed on a case by case basis. The decision to not allow cell towers in a Commercial zone was made years ago and it may be time to change.

**4. Gas Wells near residences**

Dave Levanger explained a code was previously written that a gas well cannot be less than 660 ft. away for an existing dwelling or structure. This would not prevent a home from being built closer after the well is in place, but will protect the existing homeowner.

The standard is 300 feet, but we want them further away. Dave would like this to be added back into the Code if the Planning Commission thinks this is appropriate.

*\*Commissioner Jake Mellor arrived at 5PM*

**5. Trucking Terminals in Commercial Zones**

Dave Levanger explained that trucking terminals should be allowed in a Commercial zone just like local oil companies and gas stations in Commercial zones that have trucks parked constantly.

Christian Bryner asked how many trucks constitute a truck terminal. Dave suggested talking with the Fire Chiefs and Jason Llewelyn, basing it on lot size and coming up with a formula and standard. Christian also suggested checking any State code on this.

**6. Monument lot line markers**

Dave Levanger restated his concerns on the monument markers that are being removed by owners and wanting to require these to be cemented in.

**7. Non Compliance Enforcement/3.3.8 Storage of Junk & Debris Prohibited**

Dave Levanger would like to remove *Section 3.3.8 Storage of Junk & Debris Prohibited* from the Development Code and have the Commissioners decide how this should be enforced and include all of this in the Nuisance Ordinance so that all the nuisance items are in one place and enforced by one person.

Dave Levanger explained the job of zoning/code enforcement is a big job and does take a lot of time and work to complete and is beyond his means to accomplish. It requires getting registered with the Sheriff's department to issue/enter citations, making sure the citation is delivered and accepted, sometimes requiring a deputy to be present, preparing the paperwork, appearing in court and following up with inspections.

Chairman Richard Tatton explained that Price City has one uniformed ordinance officer assigned to the Police Dept..

Dave Levanger stated Doreen McCourt/Animal Control Officer, was a big help with this in the past.

Christian Bryner explained the person that does code enforcement has to be someone who will not be spread so thin that they can't stay on top of it and do the follow up work and inspections/deadlines. This would have to be there main job.

Christian Bryner and Dave Levanger will send out 2 documents to the Planning Commission members, an executive summary (list) of the changes and also the clean document of the Development Code.

**5) Adjourn**

Tom Paluso made a motion to adjourn. Reed Phillips seconded. By unanimous decision, meeting adjourned at 5:15 PM.

  
Richard Tatton, Chairman