



PLANNING COMMISSION  
REGULAR MEETING-August 4, 2015

IN ATTENDANCE:

Chairman Richard Tatton  
Reed Phillips  
R.D. Campbell  
Commissioner Jake Mellor  
Dave Levanger, Planning Director/Building Official  
Doris Johnston, Secretary

OTHERS ATTENDING:

Kyle Edwards

EXCUSED:

Tom Paluso  
Danny Blanton  
Don Torgerson

The meeting was called to order at 4:30 PM

- 1) **Call to Order and Pledge of Allegiance**
- 2) **Review and approval of previous meeting**

R.D. Campbell made a motion to approve the July 7, 2015 minutes as written. Reed Phillips seconded. By unanimous decision, motion carries.

\*Chairman Richard Tatton reminded Planning Commission members that if anyone has any conflicts with the agenda items, please inform now. Chairman Tatton stated there is a letter to be reviewed tonight that references PRWID. Chairman Tatton disclosed he is on PRWID's Board and may have a biased opinion.

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

Dave Levanger spoke on the cleanup and improvements that are being done at J & B Recycling, Jeff Barlow. Dave stated they are also working on an alternate sewer design. Dave explained J & B may be coming back to the Planning Commission for approval to expand the area.

Chairman Richard Tatton mentioned that our community now has a group called the Water Shed Council. This council is trying to find a location for a lower basin reservoir to help catch water that runs by us through the winter months and distributes in order to save more water in Scofield. Commissioner Mellor has been working with the State with funding around 300 k to do some preliminary work. Commissioner Jake Mellor explained the council has looked at around 10 locations with differing advantages and disadvantages each and they are narrowing it

down to the locations that are more promising. This process is in the early stages. Chairman Richard Tatton explained that Carbon County, Price City, and PRWID have all contributed to the upfront money for the engineering work that has been done so far.

**4) Request to change the zone map from RR 2.5 to R-1-20,000 to accommodate a division of 2 homes on one lot, at 1622 South Hwy 6, Kyle Edwards.**

Dave Levanger explained the location of the lot. Mr. Edwards wants to divide these into 2 lots. In order to accomplish this, Mr. Edwards needs to go to an R-1-20,000 zone. Planning Commission members had no concerns or questions.

R.D. Campbell made a motion to approve a recommendation to the County Commission for a zone map change from RR 2.5 to R-1-20,000 for Kyle Edwards. Reed Phillips seconded. By unanimous decision, motion carries.

This recommendation will be heard at a Public Hearing at the August 19, 2015 Commission meeting and advertised in the Sun Advocate at Kyle Edwards expense.

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

Dave Levanger stated this item needs to be tabled and reviewed at the next meeting.

R.D Campbell made a motion to table Item 5 until the next meeting. Reed Phillips seconded. By unanimous decision item 5 tabled..

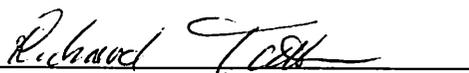
Chairman Richard Tatton explained the copies in the packets received from PRWID with the changes that are required from the State of Utah Division of Drinking Water will need to be incorporated into the Development Code. Dave Levanger stated the code will be simplified to reflect these requirements. Dave also spoke on fire water and State law.

Chairman Richard Tatton had a question on signatures on plats. Chairman Richard Tatton asked if the Commissioners have the final signature and then the County Clerk attests to the signature. Dave Levanger answered yes, except on the plats where the authority has been delegated to the Site Plan Review Committee, and in that case, the Chairman signs. There was more discussion on this after adjourn.

**\*Staff Clarification:** Dave Levanger noted that the Commissioner's signature is only for subdivisions with Public Improvements.

**6) Adjourn**

Commissioner Jake Mellor made a motion to adjourn. Reed Phillips seconded. By unanimous decision, meeting adjourned at 4:44 PM

  
Richard Tatton, Chairman