



PLANNING COMMISSION
REGULAR MEETING-May 3, 2016

IN ATTENDANCE

Chairman Richard Tatton
Reed Phillips
Danny Blanton
Commissioner Jake Mellor
Christian Bryner, County Attorney
Dave Levanger, Planning Director/Building Official
Doris Johnston, Admin Assistant

OTHERS ATTENDING

Tom Lund, Riprap Dev.
Marcus Tomadakis
Lynna Topolovec
Micah Marrelli
Kathy Denzer, Conoco Phillips
Gilbert Vasquez, Conoco Phillips

EXCUSED

Don Torgerson
RD Campbell
Tom Paluso

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 minutes**

Reed Phillips made a motion to approve the minutes from March 1, 2016. Danny Blanton seconded. By unanimous decision, motion carries.

- 3) **Review of past developments and upcoming projects.**

Dave Levanger had nothing to report.

- 4) **Review and possible approval of a Conditional Use Permit for an RV Park at approximately 5100 North Spring Glen Road, Castle Gate RV Park, Tom Lund.**

Tom Lund explained the proposed RV park would have 106 total sites planned with 8 tent, 12 mobile cabins, and the rest for RVs. Mr. Lund added he is working with the river restoration people to enhance the bank and Mr. Lund will maintain this. This RV park will have amenities such as horseshoes, splash pad, volleyball, etc.. and the goal is to make Carbon County and Helper a destination stop for tourism. This would not be a trailer park with permanent residents. There may be seasonal people and will be open all year. The RV park will also have play tubes, kayaks and fishing on the river. Mr. Lund stated he has the approval from UDOT to run ATVs onto Spring Glen Rd.

Micah Marrelli asked if there was only one entrance into the RV park. Mr. Lund answered yes but there will be an emergency exit that will be gated.

Chairman Richard Tatton asked if the elevation change was a problem on the access. Mr. Lund stated that it is not a problem and will ramp down. Dave Levanger explained there will need to be a building

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pad for the registration building.

Mr. Lund explained there will be a store, showers, laundry, a bath house, a pavilion, and ATV carwash.

Micah Marrelli asked if this was in a flood zone. Dave Levanger explained yes but this use is allowed in a flood zone.

Lynna Topolovec asked what the size and zone was. Mr. Lund stated about 13 acres. Dave Levanger stated the zone was C-1.

**Note--It was later discovered that the zone was R-1-20K not C-1. A zone change was applied for and approval is pending as of May 31, 2016.*

Lynna Topolovec had concerns on the impact on the Oberto canal and the access. Chairman Richard Tatton asked if there was an easement on this. Lynna believed there was a prescriptive easement. Mr. Lund agreed to be in contact with Mrs. Topolovec regarding this. Lynna also had questions on setbacks and lighting. Mr. Lund explained the lighting will be solar light poles with gentle LED lighting, very low and minimal.

Micah Marrelli had concerns on transients being able to see or come into her backyard. Mr. Lund explained they want to use trees as a screen along with the fences to help this. Mr. Lund explained this is going to be a higher priced park. There will be an age restriction on campers and quiet hours after 10pm. Every spot will have electric, sewer, internet, and cable.

Reed Phillips asked about the seasonal people and how long would they be able to stay. Mr. Lund stated whatever the regulations state. Dave Levanger explained these people are the ones that are usually the best guests.

Chairman Richard Tatton asked Tom Lund to speak on his background and experience. Mr. Lund also explained that he has hired an experienced company to come to Carbon County to do a feasibility study and explained this is a viable enterprise in this location on this scale. Mr. Lund stated he has a good group of people working with him on this.

Lynna Topolovec had concerns on the amount of traffic either way in the area and the highway 6 exit near the golf course which is tough to exit. Lynna added that in the Development Code it states no permanent occupancy in a Recreational Vehicle Court. Dave Levanger explained he would review this.

Tom Lund explained the north portion of the property is in Helper City and has been approved for the project. Helper City is in the process of annexing the lower southern County parcel. Helper City will provide water, sewer and power.

Danny Blanton asked when the proposed finish date is. Mr. Lund estimated Spring, 2017. Mr. Lund explained the civil engineering plans sent to Curtis Page and electrical engineering plans are in process. Mr. Lund presented pictures of the proposed buildings to be used.

Reed Phillips made a motion to approve recommendation to County Commission for an RV park for Tom Lund. Danny Blanton seconded. By unanimous decision, motion carries.

5) **Consideration and possible approval of a Conditional Use Permit to install a new pumping unit on Well 28-863, Conoco Phillips**

Kathy Denzer and Gilbert Vasquez from Conoco Phillips explained that Conoco Phillips wants to install a pumping unit on Carbon County Well 28-863 which is an existing well. The original permit was in 2007. This will be a smaller unit and it will be moved from UT Well 12-15-37. Pictures were presented.

Commissioner Jake Mellor asked about size. Gilbert Vasquez stated it was approximately 30' x 15' pad. Mr. Vasquez stated there is not a pumping unit on this now and this is a free flowing well now. Due to lack of pressure, a pump is needed. The closest resident is over 900 ft. The conditions were discussed. Commissioner Mellor asked how much oil would be pumped out. Mr. Vasquez explained it is a natural gas well and it will pump water off the formation for the gas to come up.

Commissioner Jake Mellor made a motion to approve the recommendation to County Commission for the Conditional Use Permit to install a new pumping unit on CC Well 28-863 for Conoco Phillips. Reed Phillips seconded. By unanimous decision, motion carries.

6) **Consideration and possible approval of revising the Soldier Creek Subdivision plat to provide larger lots, Marc Tomadakis.**

Dave Levanger presented one of the preliminary plats and explained they want to make the lots bigger. Marc Tomadakis explained the amendments he is requesting:

- Lot 3 from 1.5 acres to 8 acres
- Lot 4 from 1.5 acres to 4.5 acres
- Lot 5 from 1.5 acres to 3.68 acres

Reed Phillips made a motion to approve revising the Soldier Creek Subdivision plat. Danny Blanton seconded. By unanimous decision, motion carries.

7) **Request to change the zone map on parcel 2A-1036-0002 from WS to C-1, Quichampau Holding Inc., Clay Foy.**

No representative was present. Dave Levanger explained this is at the Ghost Town Adventures parcel in Spring Canyon. Mr. Foy would like to change the zone to C-1 to sell autos.

Chairman Richard Tatton asked the board their thoughts on if this would need to have Mr. Foy present.

Reed Phillips made a motion to table this to a future meeting when representation can be present. Commissioner Jake Mellor seconded. By unanimous decision, motion carries.

8) **Adjourn**

Meeting adjourned by common consent at 5:33 PM



Richard Tatton, Chairman