



PLANNING COMMISSION
REGULAR MEETING-May 31, 2016

IN ATTENDANCE

Chairman Richard Tatton
Reed Phillips
RD Campbell
Tom Paluso
Christian Bryner, County Attorney
Doris Johnston, Admin Assistant

OTHERS ATTENDING

Tom Lund, Riprap Dev.
Clay Foy, Quichampau Holdings

EXCUSED

Don Torgerson
Danny Blanton

The meeting was called to order at 5:00 PM

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

No minutes to approve

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

None to report

- 4) **Consideration and possible approval for recommendation to the County Commission for a change to the Carbon County Zoning map on parcel 2A-1036-0002 from WS to C-1 in Spring Canyon, Quichampau Holding Inc., Clay Foy.**

Clay Foy explained he would like to be able to sale used cars at this property and needs to be in a Commercial zone for this to happen. Mr. Foy already received a business license for ATV, motorcycle and trailer sales at this property. Mr. Foy stated he has been in this type of business for 20 years.

Reed Phillips asked if this would be mostly internet sales. Mr. Foy explained he would have to keep 3 units on the property and the sale would have to be on the property but he would have paperwork on inventory he has purchased if they are not on the lot.

Tom Paluso made a motion to approve recommendation to County Commission for a zone change of WS to C-1 for Clay Foy. Reed Phillips seconded. By unanimous decision, motion carries.

Chairman Tatton explained this will go to a Public Hearing for final approval with the County Commission at a future meeting.

- 5) **Consideration and possible approval for recommendation to the County Commission for a change to the Carbon County Zoning map on parcel 02-0154-0000 from R-1-20K to C-1 at approximately 5100 N Spring Glen Rd, Tom Lund.**

Final minutes of the Carbon County Planning Commission Regular Meeting-May 31, 2016

Chairman Richard Tatton apologized from the board to Mr. Lund on the issue with the incorrect information on the zone. The Planning Commission was told the zone was Commercial. Mr. Lund has come back to request a zone change to C-1 for the purpose of developing an RV Park.

The county property is south of Helper and owned by Mountain States Machine at this time.

Tom Paluso explained he has been working with Tom Lund on this project with Helper City and feels this is a good project. Helper City would like to obtain (annex) this property from the County and they will also request a rezone to the required Helper City zone at that time.

Tom Paluso made a motion to approve for recommendation to the County Commission for a zone change of R-1-20K to C-1 on parcel 2-0154 for Tom Lund.

Tom Lund asked how the County zone change will affect the Helper City zone change. Tom Lund explained since the annexation could take a long time, he would like to get the County approvals done so he could possibly start construction on the County parcel.

Christian Bryner stated as long as all the permits are approved, Mr. Lund should be able to start construction on the County parcel even though he is still seeking an annexation. Helper City would then take it subject to the conditions on the ground and rezone to the most appropriate zone.

Tom Paluso explained on this County parcel he does not think the public complaints will be as bad as the Helper parcel which is near homes. The complaints at the previous public hearing were discussed. Tom Lund reviewed some of the complaints; Helper not being a destination location; park failing and turning into a trailer park and then property values will go down.

Tom Lund also explained the storm drainage plans that Curtis Page requested have been submitted for the CUP application.

Tom Paluso restated a motion to approve for recommendation to the County Commission for a zone change of R-1-20K to C-1 on parcel 2-0154 for Tom Lund. Reed Phillips seconded. By unanimous decision, motion carries.

This will go to a Public Hearing for final approval with the County Commission at a future meeting.

Tom Paluso commented that the property is still owned by George Harmond and Chuck Buchanan. Christian Bryner explained he knows of a property agreement between Harmond, Buchanan and Tom. Lund but asked for a sales agreement for the property still be required of Mr. Lund.

Chairman Tatton spoke about a training session available to the Planning Commission.

6) Adjourn

Meeting adjourned by common consent at 5:20 PM


Richard Tatton, Chairman