



PLANNING COMMISSION
REGULAR MEETING-August 2, 2016

IN ATTENDANCE

Chairman Richard Tatton
Reed Phillips
Danny Blanton
RD Campbell
Tom Paluso
Commissioner Jake Mellor
Todd Thorne, Director of Planning
Christian Bryner, County Attorney
Doris Johnston, Admin Assistant

OTHERS ATTENDING

EXCUSED

The meeting was called to order at 4:30 PM

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

Tom Paluso approved the minutes from May 2 and May 31, 2016 as written. R.D Campbell seconded. By unanimous decision, minutes approved.

Chairman Richard Tatton introduced the new Planning Director, Todd Thorne. Todd spoke about his experience, education and his family.

- 4) **Consideration and possible zoning approval and conditions set for a Premise Occupation Business License for O'Hearon Auto online sales located at 1733 W 2750 N zoned R-1-20K for Brett O'Hearon.**

Todd Thorne explained that Mr. O'Hearon informed the county today that he has decided to use another property in Price city to do his business.

Don Torgerson made a motion to table this until Mr. O'Hearon withdraws the application or moves forward. Tom Paluso seconded. By unanimous decision, item tabled

4a) Chairman Tatton asked members how they felt about training meetings in the future. Members felt this would be a good idea due to so many changes in the code. Members felt that it would be good to do after our regular meetings at 4:30 on first Tuesday of month. Chairman Tatton asked if Todd would add these trainings into the agendas as needed.

Final minutes of the Carbon County Planning Commission Regular Meeting-August 2, 2016

5) **Review of past developments and upcoming projects and items. Todd Thorne**

Todd Thorne went through some proposed additional revisions and updates to the Development Code. These are in addition to the revisions already proposed in previous meetings. Todd Thorne and Christian Bryner have started working on revisions to 6 sections, updating different parts. Some of the changes are small changes to formatting, wording and clarifying some of the definitions. Todd went through some of these items:

- Section 4-adding wording to the zone description; example:
 - RR-1 Rural Residential *1 Acre Zone*
- Definition clarifications for;
 - Central Sewer system, Septic system
 - Residential Accessory Structures
 - Communication towers
 - Factory Built Homes
- Updating wording to current State Code *17-27-101*
- Section 4.2.17 D
 - Updating Planned Mtn. Home Development requirements
- Flood Overlay Zone
 - Updating to the new terminology from FEMA

Chairman Richard Tatton asked Christian Bryner to speak about an issue concerning a home possibly changing use from what it was approved for. Christian explained this is an ongoing issue and is due to the way the code defines things. Christian explained we do need to be precise and go through these definitions and clarify them to protect from these types of situations.

Don Torgerson asked if we have a provision in our code for short term rentals. Christian stated we do not have a specific section in our Development Code. Christian and Todd are starting the work on this issue to include in the Development Code.

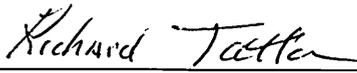
Chairman Tatton asked if there were any other items to be discussed.

Reed Phillips asked about the status of the RV Park in Helper. Tom Paluso explained that the Helper Planning Commission will hold a public hearing to rezone in Helper and the County property is in the process of annexing to Helper.

Commissioner Jake Mellor stated that the County Commission has decided that the annexation should be done first and then it will all be in Helper City to be under one jurisdiction.

6) **Adjourn**

Tom Paluso made a motion to adjourn. RD Campbell seconded. By unanimous decision, meeting adjourned at 4:52 PM


Richard Tatton, Chairman