

**REGULAR MEETING  
OF THE CARBON COUNTY PLANNING BOARD**

**SEPTEMBER 23, 2014      TUESDAY 7:00 PM**

**CARBON COUNTY COURTHOUSE  
102 NORTH BROADWAY AVENUE  
RED LODGE, MT**

**A.      CALL TO ORDER**

Chair Julie Jones called the meeting to order at 7:02 p.m.

Present:      Julie Jones  
                 David Alsager  
                 John Francis  
                 Gene Koch  
                 Mike Creeden  
                 Annette Anderson

Absent:      Diann Fischer Larson  
                 Pete Critelli  
                 Kathy Burgener  
                 Mike Schara

Staff:      Brent Moore  
                 Dave Dixon

Visitors:      Deb Muth  
                 Sue Beug  
                 Becky Gray

**B.      APPROVAL OF MINUTES**

David Alsager moved and Gene Koch seconded to approve the minutes from the August 19, 2014 regular meeting of the Carbon County Planning Board. Motion carried.

**C.      ACTION ITEMS**

No action items were on the agenda.

**D.      BOARD AND STAFF DISCUSSION**

1. Growth Policy Update:

- a. Progress on the Draft Plan: Brent Moore gave an overview of the growth policy and the schedule. A video of the outreach field trips was shown. Brent reiterated the key areas that are identified in the video and part of the growth policy are 1) difference between parts of the County ( Clarks Fork, Beartooth Front, Rock Creek Valley, Cooney area), 2) there is a demand for natural resource development, 3) different opinions on land use development and land use regulations, 4) Economic development centers around tourism and natural resources

Mike Creedon suggested that the growth policy also take into consideration the Whitehorse Bench area, for it is unique because of its close proximity to Yellowstone County and to how they share emergency services and schooling.

2. Debrief on County Commissioners meeting in Belfry concerning Oil and Gas Development in the Clarks Fork Valley.

Julie Jones gave a quick summary of the public meeting that was held on September 17, 2014 at the Belfry School regarding the Oil and Gas Development in the Belfry area. It was reported that a majority of the estimated 70 people who attended the meeting were in favor of responsible oil and gas development. Planning Board member Annette Anderson prepared notes from that meeting and they were read and incorporated in the minutes as attached.

#### **E. PETITIONS & COMMUNICATION FROM AUDIENCE**

Deb Muth gave a brief overview of the meeting in Belfry and explained a little about the Silvertip Zoning group and what their expectations were regarding the petition that was presented to the commissioners for zoning in the area of the Belfry oil and gas development. Basically, the petitioners are asking for their “right to protect their land.”

Sue Bueg commented on the different sorts of fracking and felt that sometime people are more attracted to areas where there is more regulations.

Becky Gray commented that she would like to see that the water and air are kept clean.

#### **F. WRITTEN COMMUNICATIONS**

N/A

#### **G. REPORTS FROM PLANNING BOARD MEMBERS AND COMMITTEES**

N/A

**H. STAFF REPORTS**

Brent Moore reported that after the Growth Policy is complete, the planning board will be looking at updating the development regulations.

Brent also gave a report on an upcoming wind farm that is being proposed in the Warren area.

**I. UPCOMING SCHEDULE**

The next Board meeting will be held October 21<sup>st</sup>, 2014 at 7:00pm at the Carbon County Courthouse in Red Lodge, MT

**J. ADJOURN**

The meeting adjourned at 8:50 p.m.

County Commissioner Public meeting - Oil and Gas development in Carbon County.  
September 17, 2014 - Belfry School

70 plus people attended. Of these, many were major stakeholders from the Clarks Fork Valley (ie: multi-generational, area land holders who have held stewardship of their properties for many decades. A number of local business people were also there).

Two Energy Corporation of America representatives were in attendance. Bonnie Martinell spoke for the Silvertip Zoning group. All three Commissioners and county attorney Alex Nixon were there.

The majority of those in attendance were adamantly opposed to zoning of their property by Silvertip Zoning or the county. They are opposed to increased bureaucracy which has been seen to limit land usage.

The majority of those who spoke favored responsible oil and gas development and voiced that enforcement of the existing state/ federal laws on gas and oil development would be sufficient control for the time.

They voiced concern about the poor overall economy within the Valley.

A number of attendees spoke their concerns about water quantity, quality and use. The integrity of ECA was questioned. Some had concerns about natural resource development as linked to crime, bad roads and incidences of “man rape”.

The people of this area are generally well informed. Many of them have personal historical knowledge of the region, its geography and its development. A number of attendees had relatives or friends working in the Bakken oilfield.

Several members of the audience live within the proposed Silvertip Zoning area and voiced concern that no one from the Silvertip Zoning group had ever contacted them about the zoning proposals during the petition process.

Silvertip Zoning apparently had not researched and contacted all possible mineral owners before drawing up their zoning proposal.

It was brought out that the Gallatin area has allowed the type of zoning proposed by Silvertip Zoning and is facing a number of lawsuits.

It was also made public that several individuals allied with the Silvertip Zoning group had not wanted the Commissioners to hold this public meeting in Belfry and made an attempt to stop it. A number of area people had asked for a local meeting on the Silvertip Zoning issues and natural resource development. It was noted that two public meetings on the same topic had been held in Red Lodge.