

**REGULAR MEETING OF THE CARBON COUNTY PLANNING BOARD**  
**June 17, 2014, TUESDAY 7:00 PM**

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

**I. CALL TO ORDER**

Vice-chair Julie Jones called the meeting to order at 7:02pm.

Those present:

Mike Schara

Diann Fischer Larson

David Alsager

John Francis

Gene Koch

Julie Jones

Mike Creeden – new appointment, Conservation District

Pete Critelli – new appointment, At-large

Staff attending:

Brent Moore

Dave Dixon

Anna Claire Davis

**II. APPROVAL OF MINUTES AND BOARD BUSINESS**

Anna Claire displayed on a screen at the front of the room the following Meeting Minutes, which were approved individually and unanimously: February 18, 2014, April 15, 2014, and May 20, 2014.

The next order of business was the election of a new Chairperson. Julie Jones was nominated, seconded and unanimously approved for the Chairperson. David Alsager was nominated, seconded and unanimously approved as Vice-chairperson.

Next we enjoyed a short documentary film presented by Jerry Grebenc of Future West, a non-profit consulting firm working on oil and gas issues from a community perspective.

### **III and IV DISCUSSION AD QUESTIONS FOLLOWED:**

JF: Who pays for this meeting? Future West

JF: Is Jerry going to tell us what's going to happen? JG: No, look at economics and geology to see what may happen.

JF: Why is Lewistown worried? No infrastructure? Want better ways to prepare? Groundwater, formations surround aquifer. Environmental issues.

JF: We're not seeing a lot of geological exploration in Carbon, Lewistown... Great Falls Tribune documents all punched wells, a little simmering activity. Shields Valley is covered with oil and gas leases that are undeveloped. BUT CC is ahead of the game by looking at this right now. Just organizing and preparing political will is a tough decision. It's a hard conversation to have, but if you don't have them you'll get into trouble quick.

GK: Developers agreements: is that something that is hard to do?

BM: In MT we luckily have tools to let us do financial guarantees and agreements. Ahead of game in general with local/state regulation. Want to foster conversation about challenges and opportunities of resource growth, wind, oil, etc.

Public comment:

Public: these groups can take guess work out of this issue. We do have good tools in place, but don't really cover when housing prices run out vulnerable residents. Consultants can tell you the tools, you'll be prepared. Industry/realtors will know what to expect when you establish these tools.

JG and JF: Williston's \$28 million debt was spread over 6,000 people! How did that happen? City took on all the debt from developers to encourage growth.

BM: This growth policy and subdivision regulations are for everything BUT Red Lodge.

JF: Small towns want to do this growth, but don't have resources...

BM: We will talk about general growth, and part of that is FLUM.

BS: Cost is a factor, and staff, but there are grants, JF: but you have to pay a grant writer and don't have any money left over to match...

BM: There are planning grants and project grants. This effort is 75% state funded through planning grants. State is serious about funding these plans. Community has to be ready to do these things with political will. The commissioners are willing, and have been. They want growth to occur, especially within communities.

Jerry Grebenc graciously excuses himself from the meeting.

JF to public: Do things in Williston work themselves out? As in schools, services, etc? If you don't like wells, you shouldn't be in the West – move to Northern California, right? JF believes it's a fact of life.

Public comment: went back to Williston and thought hotel was going to fall down at any moment. Concerned about crime, affects people tremendously during the time.

JJ: Saw Glendive after bust, was not good. Empty businesses.

Public comment: Might be good to look at bust history around here, after Smith Mine, coal left.

JF: open spaces no fences is what he likes. Not that he's against to development, hope that it happens real nice. For everyone who thinks they can develop it right there's everyone who wants to do it "tick-tacky".

Public: Talking with developers as they come in is critical.

BM: boom is happening here right now, we value this conversation but know it's not happening. Billings being close makes a lot of different than Bakken.

Board members should have all the practical issues with their neighbors, road agreements, etc. Public has the opportunity to voice their issues to the board now.

Public comments: Can we get contact for every PB member.

DFL: A little more about impacts to roads? She hears concern about county road traffic and dust. Can we have language to mitigate impacts? BM: this document needs to say "The County Commissioners will address road impacts as development happens." Farmers with dust on crops, Particulate lung damage issues. Already saw in Luther.

MS: industry always yelling at commissioners to fix roads. There's a balance to consider: how much does state, local, private foot the bill...

JF: there is no prevention of a government taking on debt during the bust. BM: The days of \$22 million debt are over because of subdivision rules. Roads are different because of the condition they are initially in. Wind farm may be the only user, so then when you have oil wells, how do you get to equity issues? Becomes a challenge to mitigate systematically (rational nexus of impact fees). That is problem in Bakken.

Public: you won't just talk roads in these developer agreements with industry right? They impact things other than roads? EMS is impacted etc.

BM: that is question for PB. Should county consider all the impacts?

JF: don't you know what to do from working in Bakken?

BM: yes but it's the local political will (this Planning Board) to discuss and decide that.

JF: don't see the townsfolk being interested until the sky is falling.

BM: that's a bit of a Joliet-centric discussion.

Public: if there's a study that shows what we're doing, that is the job of the consultant.

DFL: So is this an issue for the GP? Shouldn't we hear from service providers?

MS: Shouldn't the oil revenue tax come into the community where it is produced to mitigate? A percentage is...

Public: explains it's the additional issues that impact fees cover.

MS: how the tax revenues are dispersed is important information to get to the communities.

Public: 18 month holiday occurs when biggest impacts happen.

JF: state has half billion in treasury, but if \$250,000 went to every town, they could stretch it out.

BM: Best that planning board can do is talk to your community to identify needs and get active and communicate needs to Helena. State is actively trying to free up funds. We can do the best we can to state this in GP. The needs far outweigh the funds available.

GK: Do we actually meet with commissioners? BM: Yes if there are really tricky subjects we would ask them to come to planning board meetings. They are relying on you to complete this.

JJ: Are we taking the old GP into considerations? Yes. If you have any notes as you look through implementation please bring them up.

Planning Board's role in field trip:

We will make schedule available to board members to come to video interviews as we pass through your town. Shooting for early August, should give us the names of people you think should be interviewed.

ACD: please fill out sheet with recommended names. Map and etc. are all online.

PC: we learned to not create input sessions on difficult times. Noon on Saturday, 6pm after work etc. At the post office, supermarket was extremely valuable in late 1990s early 2000s.

BM: that's not a part of our public involvement plan, but we will talk to Barb Beck for what record she has of doing that. We understand the point of being available during reasonable times.

JJ: please fill out the sheet for public involvement.

## **V. UPCOMING SCHEDULE**

The next Board meeting is scheduled for July 22, 2014.

## **VI. ADJOURNMENT**

The meeting adjourned at 8:39pm.

Respectfully submitted,  
Diann Fischer Larson, Board Secretary  
Dave Dixon, Staff Planner