

**REGULAR MEETING OF THE CARBON COUNTY PLANNING BOARD**  
**September 17, 2013      TUESDAY 7:00 PM**

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

**I.      CALL TO ORDER**

Board Chair, Bob Brown, called the meeting to order at 7:00pm.

Those present: Diann Fischer Larson

Mike Schara

Julie Jones

Phil Nardinger

Gene Koch

Kathy Burgener

Those absent: John Francis

Staff present: Brent Moore

Public present: Les Harding

Rich Anderson

Les Roark

Gerry Thomas

Batch Wilson

Annette Arlen

Gerry Roth

**II.     APPROVAL OF MINUTES**

January 29, 2013– Motion was made/seconded and passed to approve minutes as presented.

**III.    PUBLIC COMMENT**

None

**IV.    ACTION ITEMS**

The public hearing was opened for the Bridger Dollar Store. The applicant's representative, Greg Lukasik provided an overview of the project.

Brent Moore, Contract Planner, provided a summary of the staff report, including recommended conditions.

**V.     BOARD AND STAFF DISCUSSION**

Diane asked a question about onsite collection of stormwater. Greg responded that a detention pond is the back of the site. The stormwater design has been designed for a 100-year storm event. Diane asked about where the water would go if greater than a

100-year storm. Greg responded that water will overflow into the adjacent agricultural concern. There was some concern over if adjacent land uses were to change, would water still flow into adjacent field. Diann asked Brent if he was comfortable with the design, and Brent said he was comfortable with the design.

Gene Koch mentioned had had spoken to the City people and that they needed a legal description for the zoning hearing. Greg responded one had been provided.

Julie mentioned her concern over Traffic. Some of the speed limits have been moved already. Speed limit signs have been changed, almost a year for the City of Bridger, moved it out a little of further. City officials in room mentioned they would probably have to go through the process again to extend the speed limits. Is there room for them to get into the lot, or will they be parking on the street. Traffic is a concern. Road needs to be added. Signage needs to be added. Add more traffic will cause a problem. Put signs up and enforce the no parking. Is it legal for people parking on the highway?

Discussion was held with the applicant regarding extension of the water main. The applicant agreed to extend the main to the middle of the property, but not to the northern edge of the property.

## **VI. PUBLIC COMMENT**

One member of the public said this is the best way for Bridger to grow. In Bridger, there are no parking signs out this far. People still park out there. Enforcement needs to happen.

One of the members mentioned 30 years of profit with very little investment from maverick due to the fact that they are on a private line. Easements will be required to be filed for the existing and proposed utilities. Some discussion was held regarding annexing Maverick that is served by Town services.

Some discussion was held regarding schedule for plat approval and schedule for beginning construction.

Public Comment was closed.

## **VII. MOTION**

Additional discussion was had with regards to requiring public water main extension to the north edge of the property or the middle of the property. Motion was made by Kathy, seconded by Mike to amend the recommended conditions to require extension of them main to the middle of the property. Kathy Burgener moved to amend the condition to require extension of the main to the middle of the property. Diann Nay, remaining members Aye. Motion carried.

Julie Jones made a motion to accept the staff report as findings of fact with the amended condition and recommended approval of the preliminary plat with the conditions identified in the staff report. Diann Larson and Gene Koch voted Nay, remaining members Aye. Motion carried.

**VIII. ADJOURN**

Brent asked for a volunteer to serve as secretary. Diann volunteered. The board nominated Diann.

The meeting adjourned at 7:55pm.

Submitted by Brent Moore