

**REGULAR MEETING OF THE CARBON COUNTY PLANNING BOARD**  
**February 17, 2015 TUESDAY 7:00 PM**

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

**I. CALL TO ORDER**

Chairperson Julie Jones called the meeting to order at 7:01pm.

Those present:

Julie Jones  
Diann Fischer Larson  
Pits DeArmond  
David Alsager  
John Francis  
Gene Koch  
Annette Anderson

Those absent:

Mike Schara  
Pete Critelli  
Mike Creeden

There was a quorum of the Planning Board (Board) members present.

Staff attending:

Brent Moore  
David Dixon  
Doug Riley

**II. APPROVAL OF MINUTES**

A motion was made by Annette Anderson to accept the January 20, 2015, Board meeting minutes as prepared. Gene Koch made the second, and the motion passed unanimously.

**III. PUBLIC MEETING**

A public meeting was held on the Dimond Minor Subdivision Preliminary Plat Application. Property owner, Stanley Dimond, and Bruce McKee, civil engineer, McKee Engineering were present. CTA Group planner, Doug Riley reviewed the project as a 2 lot minor subdivision totaling 52.11 acres. Lot 1 of 22 acres will be the home site and lot 2 will be the remaining 30.11 acres. The subdivision is located north of Cooney Dam, more particularly described as Tract 1-A1 Amended Certificate of Survey 663 RB located in the SE ¼ and the SW ¼ of Section 26, T4S, R20E, PMM, Carbon County, Montana. Doug reviewed the recommended conditions of approval as contained in his February 9, 2015, memorandum to the Board; attached and by this reference made a part of these meeting minutes. Doug read an email from Board member, Frank (Pete) Critelli, attached and by this reference made a part of these meeting minutes; and summarized as follows: 1) are there any Cooney Dam covenants or Homeowner Associations on the 52.11 acres – answer: no. 2) are any new restrictions proposed by the property owners – answer: no. 3) by removing agricultural covenant does that mean one or multiple home sites within one lot – answer: one. Board member Julie Jones asked if there were nearby neighbors. Doug answered that adjoining property owners had been notified and no comments had been received. Board member Gene Koch asked about access from Boyd-Cooney Road. Doug replied proposed access was from Streker Lane off Boyd-Cooney Road, an access presently used for agricultural purposes. Board member Diann Fischer Larson asked Bruce McKee about the proposed septic drain field to address the very limited suitability of the soil on-site (high clay content soil). Mr. McKee answered that the system, and redundant system, would be a Deep Trench System. The clay soil would be excavated, and suitable sand material added over the underlying loam soil to satisfy drain field requirements.

A motion was made by John Francis to recommend approval of the Dimond Minor Subdivision Preliminary Plat application to the County Commission with the findings and conditions included in the project memorandum. David Alsager made the second, and the motion passed unanimously.

#### **IV. REGULAR BUSINESS**

The Board began its review and update of the current Development and Permit Process (Process), last revised in 1989. Brent Moore reviewed Part 1 and Part 2 zoning per Montana Code Annotated (MCA), how land is presently classified in the County (by the Appraisal Office); and

what land use changes are covered/not covered in the current Process. Brent noted an issue the Board will most likely address are changes in land use as a result of oil and gas development. Doug Riley reviewed examples of Part 1 zoning in Park and Gallatin Counties. Brent reviewed the Silvertip Zoning District, Carbon County, proposed regulations for oil and gas well development. The Board and Brent discussed what land use changes the Board would like to review in the future as a part of the updated Process. The following changes were identified: wind farms, commercial buildings, signs outside of highway right-of-ways, salvage yards, and ancillaries related to oil and gas development. Absent from the list was cell towers. From this discussion Brent will begin to develop regulations for Board consideration.

**V. PETITIONS & COMMUNICATIONS FROM AUDIENCE**

Public attending were: Susan Beug, Deb Muth, and Julie Holzer. Ms. Beug thanked the Board for their work and spoke of her concern about protecting the water resources in the County. Ms. Muth also thanked the Board and spoke of her concern that regulations protect all landowners.

**VI. WRITTEN COMMUNICATIONS**

None

**VII. REPORTS FROM PLANNING BOARD MEMBERS AND COMMITTEES**

Gene Koch asked for clarification on terms Board members serve. Brent will provide.

**VIII. STAFF REPORTS**

Brent noted the County Commissioners will act on the Updated Growth Policy at the March 2, 2015, Commissioners Meeting at 10:00am.

**IV. ADJOURN**

John Francis motioned to adjourn, seconded by Pits DeArmond, and unanimously passed. The meeting adjourned at 8:34pm.

Respectfully submitted,  
Diann Fischer Larson  
Board Secretary