

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

July 21, 2015, Tuesday 7:00 PM

Carbon County Courthouse  
102 North Broadway Avenue  
Red Lodge, MT

**A. CALL TO ORDER**

7:00 Julie called the meeting to order.

**B. ROLL CALL**

Present: David Alsager, Julie Jones, Diann Larson, Pete Cretelli, Annette Anderson, Gordy Hill, Pits DeArmond, John Francis

Absent: Clint Geisik (excused)

Staff: Brent Moore, Angela Newell

Audience: Ilean Koch Bridger, Julie Holzer Red Lodge, Sally Grace Red Lodge, Susann Beug Red Lodge, Maggie Zaback Billings, Carol Nash Bridger, Tom Tschida Bridger, and Becky Grey Red Lodge.

**C. MINUTES**

Diann moved to approve the April 21, 2015 meeting minutes; Pete seconded; motion carried.

Corrections to the June 16, 2015 meeting minutes were as follows:

P1 - Michelle Harper should be "Mechelle"

Attach correspondence to minutes

Julie moved to approve the June 16, 2015 meeting minutes; Pits seconded; motion carried.

**D. PUBLIC HEARINGS**

No public hearings were scheduled

**E. REGULAR BUSINESS – Development Permit Working Session**

Julie turned the meeting over to Brent.

Brent recapped previous work session and the current permits administered by Carbon County: development, septic, rural address, floodplain, and road approach. He reiterated the Planning Board and Commissioners' desire to not duplicate permits that are already regulated by the State. He noted that the Planning Board is looking at conditional use permits so that certain types of development permits would go through a public hearing process.

Angela Newell announced that Carbon County has hired an in-house Sanitarian that will start August 17<sup>th</sup>.

Brent has begun working on a draft document based on existing Development Regulations. The jurisdiction of the regulations would be all unincorporated areas of Carbon County.

After a brief overview of the definitions it was noted that "Agricultural" and "Commercial" need to be reviewed as the definitions were adopted from the original document.

Brent gave an overview of how the final regulations might work. An Exempt Permit would be issued for residential development as an informational tool to help landowners understand what other permits they need to secure to build a home. The Commercial Development Permit would be for more standard commercial development such as telecommunications towers and would have an administrative review similar to the existing Development Permit. The Conditional Use Permit would be for commercial development that is deemed to need a higher level of review such as high industrial uses or windfarms. Under the Conditional Use Permit, developments would go through a public hearing so that the Planning Board can make an advisory recommendation to the Board of Commissioners.

Diann would like to see the last sentence in the "General Purposes" section modified to "encourage economic development consistent with agricultural and recreational uses." Annette is concerned that that language would limit development in areas of the County where recreation does not have as big of an economic roll as it does in the Red Lodge Area. Brent will review the language adopted in the Growth Policy and make sure it is consistent in both documents.

Pete clarified that the board of adjustment/variances is the Board of Commissioners. He would like the language in the final document have more weight so that can be enforced.

At this time only two conditional uses have been identified, industrial and wind farms. Brent asked that the Planning Board identify any other types of development that may need to be considered for the Conditional Use Permit. Suggestions included: salvage yard, recycling facility, tire storage, uses that could devalue surrounding property, and industrial odors. The Board will also review Yellowstone County's list of conditional use developments.

Annette asked if representatives from specific industries could be involved in the process to provide information and to make sure regulatory issues are addressed prior to adoption.

#### **F. PETITION AND COMMUNICATION FROM THE AUDIENCE**

None received.

#### **G. WRITTEN COMMUNICATIONS**

None received.

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

None received.

**I. STAFF REPORTS**

None received.

7:50 Dave moved to adjourn, Pete second; motion carried