

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

September 15, 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: Julie Jones, Diann Larson, Gene Koch, Annette Anderson, Clint Giesick, Gordy Hill, Pete Cretelli, and David Alsager.

Absent: John Francis, Bob Pits DeArmond

Staff: Monica Plecker, Angela Newell

Audience: Julie Holzer Red Lodge, Carol Nash Bridger, and Tom Tschida Bridger

C. MINUTES

Annette noted that on page 3, there was an unnecessary "it" and an instance of her name was misspelled.

Gene moved to approve the August 18, 2015 meeting minutes with corrections; Diann second; motion carried.

D. PUBLIC HEARINGS

No public hearings were scheduled

E. REGULAR BUSINESS – Development Permit Working Session

Julie turned the meeting over to Monica.

Monica addressed outstanding items requested in previous meetings. The Board reviewed the Laurel/Yellowstone County Commercial-Industrial Use Regulations Table. Under those regulations in agriculturally zoned areas, animal clinics and communications towners are allowable; livestock auctions require special review; and farm implement sales and services are not allowable. The regulations also require a minimum lot size in an agricultural zone.

The Board reviewed Monica's Feed Lot memo regarding the Department of Environmental Quality's (DEQ) regulation of feed lots. DEQ's regulations are mostly concerned about clean water and water being discharged to surface or ground water. If water is not being discharged, DEQ not involved. DEQ categorizes "Medium Feed Operations" as lots with 300-999 cattle, 750-2499 swine, 150-499 horses, or 3,000-9,999 sheep or lambs. Gordy noted that there are 10-15 operations in Carbon County that meet the "medium" threshold for cattle, but most operations are well below these thresholds. It was noted that 10-15 years ago DEQ identified 13 feed operations that were in violation of their regulations. The Board noted that the DEQ regulations only address water quality, not other impacts to adjacent properties.

Monica asked how the Board would like to address feed operations. Annette believes that DEQ regulations are fine and does not want to impose additional regulations. Gordy believes that the DEQ regulations are sufficient for large operations.

The Board reviewed Monica's memo regarding the Montana Department of Transportation's (MDT) sign regulations. These regulations only apply to interstates, national highways, state secondary roads, and Map 21 routes. On premise signs are exempt from MDT review. Off premise signs regulations include: setbacks; spacing from other signs; proximity to parks, playgrounds, and scenic areas; limits on maximum size (48' L, 30' H); prohibition of electronic billboards and commercial variable message signs; and confirmation that a sign is in compliance with local sign regulations. The Board reviewed Yellowstone and Gallatin Counties sign regulations both of which are stricter on size limits. Other prohibited signs in those regulations included animated, abandoned, vehicle advertisement, unclassified, flashing, blinking, moving, or signs with spotlights. The Board discussed the Kibler and Kirch sign that was permitted by MDT and later found to be in violation of regulations and taken down. Gordy asked if there are any requirements about letter sizing relative to speed limits on the roadway. Monica will review and follow up with him. Annette believes signs will be obsolete in the near future and that regulations on flashing billboards etc. are not necessary. John concurred that signage is being sufficiently addressed by MDT. This seems to be the consensus of the Board.

F. PETITION AND COMMUNICATION FROM THE AUDIENCE

Carol Nash Bridger – Expressed concerns about feed lots being put adjacent to neighboring farm. She likes the idea of requiring a Conditional Use Permit so that there is a public hearing process that would facilitate a discussion. She noted that regulations could help curtail other impacts of feed operations like flies and potential public health issues.

G. WRITTEN COMMUNICATIONS

None received.

H. REPORTS FROM PLANNING BOARD MEMBERS AND COMMITTEES

Pete requested the feed lot discussion continue through the process. Feed operations have potential to affect residential properties located on ag tracts. David concurred.

I. STAFF REPORTS

None received.

8:15 David motion to adjourn; motion carried unanimously.