

Carbon County Planning Board
Minutes
5-17-16

A. CALL TO ORDER

7:00 Julie called the meeting to order

B. ROLL CALL

Present: Julie Jones, Clinton Giesick, Gene Koch, Pitts DeArmond, Annette Anderson, Gordy Hill, Betsy Scanlin, David Alsager, Monica Plecker

Absent: Brent Moore

C. MINUTES

Betsy moved to approve minutes as presented. Pits second. Motion carried.

D. PUBLIC HEARING

None

E. REGULAR BUSINESS

Monica:

- Implementation of “expedited plat process”
- 1 lot currently requires the re-drawing of a plat also known as subdivision
- New process will allow 1 lot to go directly to staff and Commissioners for review and approval, conditional approval or denial.
- Creating 1 lot will still need to meet the definition of first minor subdivision from a tract of record.
- Discussion of what “1 lot subdivision meeting the definition of a first minor subdivision from a tract of record”

Betsy: Very lengthy conversation of splitting one “lot” off of another “lot”. She was concerned about an existing lot being split an infinite amount of times, especially with the language of 1 lot from a tract of record. Monica responded that if the land was already subdivided, then the “expedited process” would not apply, because it would ultimately not meet the definition of 1 lot minor subdivision from a tract of record. The expedited process would be almost always be used for someone to recreate an ag parcel.

Through continued discussion Monica agreed that she would reach out to the County Attorneys for an opinion on suggested language to provide clarity to the issues raised during the discussion. It was determined a discussion would be held in June on the matter and no public hearing.

F. PETITIONS FROM AUDIENCE

None

G. WRITTEN COMMUNICATIONS

None

H. REPORTS FROM BOARD MEMBERS

Clinton: Provided handouts for the “Montana Coal Bed Methane Protection Act Program”

This is a program funded by Montana DNRC that provides compensation to farmers and ranchers negatively affected by Coal Bed Methane drilling. Compensation has primarily been provided in SE Montana.

I. STAFF REPORTS

Monica: Commissioners will discuss the Development Regulations at their meeting scheduled on 6-2-2016.

8:20 PM Pitts moved to adjourn. David second. Motion carried.