

Carbon County Planning Board  
Minutes  
6-21-16

A. CALL TO ORDER

7:00 Julie called the meeting to order

B. ROLL CALL

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

Absent: Brent Moore, Gene Koch

C. MINUTES

Annette moved to approve the minutes with minor typing corrections. David second. Motion carried.

D. PUBLIC HEARING

None

E. REGULAR BUSINESS

Monica:

- Recapped the proposed expedited plat process for 1 lot minor subdivisions. There were a couple of phrases that caused some concern so she reported she had gathered input from the County Attorney's office regarding "tract of record" and "1 lot as it relates to a division of land"
- In a variety of section in the current County Subdivisions regulations, the phrase "tract of record" is included in subdivision definitions. An example is how a minor subdivision as being "5 or fewer lots from a tract of record." For the sake of consistency, Monica advised the board she had not made any changes to eligibility criteria a and had also discussed the matter with Jacque Papez.
- Minor amendments were made to the eligibility requirements, mainly to clarify that *all* requirements were necessary, not just some. This section now has ";and" after each criterion.
- Clarified the difference between an "ag parcel" which is created through an exemption process vs. "subdivision" whether it be 1 lot or 15 lots and how those are reviewed and created through the subdivision review process as defined in MCA.
- Explanation of "subsequent minor subdivision", aka a lot within a lot creating an aggregate of two which will be reviewed as a major subdivision.
- Proposed draft for Expedited Plat Process is scheduled for Public Hearing 7/19/16; David moved. Annette second per attorney provisions.
- 20 acre or more parcel requires County Sanitarian approval
- 20 acre or less parcel requires DEQ approval

F. PETITIONS FROM AUDIENCE

None

G. WRITTEN COMMUNICATIONS

None

H. REPORTS FROM BOARD MEMBERS

Clinton, Conservation District:

- EQUIP funds have been awarded for the 2016 year. One center pivot irrigation and two livestock water pipeline projects received the funds this year.

I. STAFF REPORTS

- On 6/2/16 county commissioners passed a Resolution of Intent to adopt development regulations. This action has a 30-day public comment period. The Commissioners next step will be to formally pass a resolution of adoption.

8:10 PM            Pitts moved to adjourn. David second. Motion carried.