

Carbon County Planning Board  
Minutes  
7-19-16

A. CALL TO ORDER

7:00 Julie called the meeting to order

B. ROLL CALL

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

Absent: Brent Moore, Gene Koch

C. MINUTES

David moved to approve the minutes. Annette second. Motion carried.

D. PUBLIC HEARING

PRYOR MOUNTAIN VIEW SUBDIVISION

- A public hearing was held for Pryor Mountain Veiw Subsequent Minor Subdivision. Monica presented the staff report and proposed conditions of approval.
- Ron Kapor of Bridger spoke during the public comment portion. He was very concerned about the variance associated with Steve Morgan's "Pryor Mtn. View Subdivision"
  - o Rob asked for clarification on the need for the variance and what the options were. It was explained that the variance was submitted to waive the water supply requirements and fee that are required in the subdivision regulations. IT was also explained there were three options when it comes to meeting water supply requirements in Carbon County: Option A: Dry Hydrants, Option B: \$5,000 per lot fee and Option C: Variance
  - o Per Ron, why are some people paying the fee and some not? Even if Steve Morgan did pay for 5 lots @ \$5,000/lot, where would that money go?
- Mangy Moose was discussed as recent subdivision that was subject to the \$5,000 fee
- Bridger's Fire Chief, Randy Novakovich provided a letter on the Bridger Fire Department's behalf stating that the variance was acceptable.

EXPEDITED PLAT AMENDMENTS

- No public comment was received.

E. REGULAR BUSINESS

- John inquired about the ability of a small town's tax base being able to offset the expenses of growth. For instance, will the Pryor Mtn. View Subdivision tax revenue offset the costs associated with something like a fire?
  - o Betsy presented the option of the \$5,000/lot fee being required on subdivisions such as this, with the money going toward expenses related to local infrastructure

- Very unclear as to where that money would specifically go
- More discussion of splitting existing lots into smaller lots
  - Would this mean a 5 lot subdivision with variance could become a 20 lot subdivision with the same variance?
- Move to send Pryor Mtn. View Subdivision to Commissioners for final approval
  - Show easements 29, 30, 31 as noted in the Title Report to final plat
  - Pits move. John second. Motion carried.
  - 7-1 with Betsy voting “no” based on the variance alone.
- Send Expedited Plat Process to Commissioners for final approval
  - Gordy move. Betsy second. Motion carried.
  - 7-1 with John abstaining due to missing previous meetings/discussions
- As of 7-18-16, Commissioners have adopted Development Regulations discussed in previous meetings.
- No August meeting
  - Pits move. David second. Motion carried.

F. PETITIONS FROM AUDIENCE

None

G. WRITTEN COMMUNICATIONS

None

H. REPORTS FROM BOARD MEMBERS

Clinton, Conservation District:

- FFA Range Days 2017 and 2018 will be in Red Lodge as opposed to Harlowton

I. STAFF REPORTS

8:25 PM          Adjourn Meeting. Pits moved. David second. Motion carried.