



# Carbon County Resource Council

PO Box 1887, Red Lodge, MT 59068

Carbon County Planning Board  
17 West 11<sup>th</sup> St.  
Red Lodge MT, 59068

November 25, 2014

Dear Planning Board,

Thank you for all of your strenuous and thoughtful work in re-writing the Carbon County Growth Policy. You've clearly done much research, and a lot of listening to residents in the county. We understand the value of what you have been doing and appreciate the efforts to involve the public as much as possible along the way.

The Growth Policy Draft states very clear plans for subdivision development (as required by state law). Many of these measures are common sense, and protect neighbors from potential negative effects of subdivision growth; therefore we believe these measures should also be taken for other development in the county, as standard and fair protocol. We also added the language for 'best practices' as there are known standards among industries for what is a good practice, and what is outdated and possibly now-dangerous.

We also made an effort to ensure that not just water quality is included (as it is critically important), but also air and soil quality, where appropriate. We added what we thought were missing references to tourism, a huge economy in the county and state, recreation, property values, and property rights.

Once again, thanks for all of your continued effort on this Growth Policy. Our comments are only to address important facets that we thought were left out. Thanks for your time and consideration.

Please see our edits below, underlined.

Sincerely,

Deb Muth, Chairwoman  
Carbon County Resource Council

## Carbon County Growth Policy 2015 edits

1.2.B. Track the number of acres of agricultural land converted to residential or natural resource developments in the county. Report this number to the citizens of the county annually.

1.2.C. Track the reported effects in ag lands associated with new residential and natural resource development including infrastructure, property value, water, air, and soil impacts.

1.3.F. Protect private property rights while balancing individual property rights with the rights of other property owners and community interests for the public health, safety, and welfare of all citizens.

1.5.A. Request information and briefings, hold public hearings, and actively respond...

1.5.D. Maintain that may affect grazing costs and availability of public lands available to ranchers.

1.6.B. When revising the subdivision and development regulations, incorporate a request that developers coordinate with the local Fish, Wildlife and Parks Biologist early in the ~~subdivision~~ development process about ~~subdivision~~ design, mitigation of...

1.6.C. Encourage energy developers to mitigate impacts to wildlife, recreation areas and agriculture by closing water storage tanks and pits, cleaning spills, and keeping major migration corridors as open as possible.

2.1.A. Continue to work with Montana Bureau of Mines and Geology to study ground water quantity on the East and West Benches of Rock Creek, and to research the effects of development on ground and surface water quantity and quality.

2.2.B. Request the best management practices be used in new development projects to mitigate impacts to water quality.

Objective 2.5 Assist in protecting public and private water supplies...

3.2.B. Update the county Emergency Operations Plan to include continued training, necessary disclosure and liability measures for the changing needs of the county as they come.

Objective 3.4: Participate in economic development activities which benefit county residents and businesses and that do not compromise current county economic drivers, including agriculture and tourism.

3.4.D. Look at studies from other communities and mitigate how current business, tourism, recreation and agriculture industry may be affected by new developments.

Objective 3.5.B. Encourage all developers to house and feed their employees locally, as well as employ local residents and services when possible.

Objective 4.4.D. Maintain the local powers of the county to regulate development within the county as it deems necessary.

## Goal 5. Natural and Environmental Resources

Develop the county's natural resources balancing economic development with environmental responsibility while preserving the existing agriculture and tourism economies.

5.1.A. Partner and communicate with oil, gas, wind, or other resource developers to identify and implement best practices for exploration and development.

Objective 5.3 Ensure that the unique quality of life in Carbon County is not compromised.

5.3.A. Seek baseline data on air, water, and soil quality in areas of development, seek to maintain levels of environmental quality.

5.3.B. Maintain access to public lands, unobstructed scenic views, and the right to a clean and healthful environment in Carbon County.