Carbon County Planning Board

May Special Meeting

5-7-19

1. Call Meeting to Order, 7:00 pm
2. Roll Call
* Present: Julie Jones, Clinton Giesick, Skip Bratton, Gordy Hill, Betsy Scanlin, Dean Webb, John Francis, Gordon Sirrine, Forrest Mandeville
* Not Present: Jann Christman, Lance Frank
* Audience: 11 audience members in attendance. See attached sign-in sheet.
1. Approval of 3-5-19 Minutes
* Betsy moved to approve. Gordy second.
1. Public Hearings
* Mud Springs Wind Farm - Amended Conditional Use Permit
	+ PacifiCorp is purchasing Mud Springs Wind Farm, resulting in a new turbine layout
	+ PacifiCorp owns several Wind Farms in Wyoming, allowing easier transmission of power from Mud Springs Wind Farm
	+ CUP was originally approved on November 20, 2014
	+ Turbine layout was updated in May, 2018 , lowering the number of turbines from 120 to 69
	+ Current turbine layout calls for 119 turbines, closer to the original 2014 amount
		- 120 turbines were approved in November, 2014
	+ 39 towers are within the 1,000 setback of non-signing properties
		- Setbacks were not established when the November, 2014 approval took place
	+ Besty voiced concern with the 39 turbines within the property line setback
		- Setbacks were not in place when original approval occurred
	+ Conditions for approval include but are not limited to:
		- All previous conditions of the 11-20-14 and 5-31-18 approvals remain in effect
		- Turbines shall be sited as shown on the updated site layout, with no reduction in setbacks
		- Any significant changed to the CUP as determined by Planning Staff or County Commissioners shall require submittal of a new/updated permit application
	+ John moved to recommend approval with conditions. Dean second.
		- Motion passed. 7 yes. 1 no.
* Clearview Subsequent Minor Subdivision
	+ Variance from fire protection requirements
	+ 41.12 acres consisting of three lots (two new, one existing)
	+ $2,500 per new lot in lieu of fire protection, $5,000 total
	+ Red Lodge Fire District suggested the subdivision connect to City water, however the request was denied by the City, resulting in variance request
	+ Conditions for approval include but are not limited to:
		- Condition #8 of the preliminary plat be changed to “prior to final plat, a lien agreement shall be in place requiring that upon sale of lots 5 & 6, a $2,500 fee shall be paid to Carbon County”
	+ Skip moved to recommend approval with conditions. Gordon second.
		- Motion passed unanimously.
* Silver Sage Hills Subdivision
	+ 42.37 acres consisting of 5 lots
	+ 1 mile south of Belfry, MT
	+ Belfry Fire District stated there was no need for dry hydrants or fees in lieu of fire protection
	+ Conditions for approval include but are not limited to:
		- Filing of final plat will be subject to review by Montana DEQ
		- Utility easements shall remain in place
		- Weed management plan shall be in place approved by Carbon County Weed District
	+ Betsy moved to recommend approval with conditions. Clinton second.
		- Motion passed unanimously.
1. Regular Business
* See Public Hearings
1. Audience Communication
* Mud Springs Wind Farm
	+ Ken Clark – PacifiCorp
		- Returning to original (2014) turbine amount due to smaller output of proposed turbines
		- PacifiCorp has entered into an agreement with Montana Limestone for improved access at the intersection of Rail Bed Rd and Quarry Rd
		- Will try to use 20% local workforce when constructing the Wind Farm
		- Road maintenance agreement is in place with Carbon County
	+ Jeff Bolman – State of Montana
		- Good neighbor agreement with PacifiCorp
		- May lead to additional turbines on state land bordering project
* Silver Sage Hills Subdivision
	+ Wade Hoskin – Belfry Fire Chief
		- Thousands of volunteer hours have been spent receiving training
		- Position of Fire Chief is elected by a board of five community members
		- Regular tax revenue is sufficient to operate Fire Department, without additional fee income
		- Flashover point of 1,500 degrees where everything in a structure ignites, occurs within 3-7 minutes
1. Written Communication
* None
1. Committee Reports
* Conservation District
	+ Number of 310 applications for stream bank rip-rap continues to decline
1. Staff Reports
* See Public Hearings
1. Adjourn Meeting

9:10 pm