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