

Carbon County Planning Board  
June Meeting  
6-16-20

- A. Call Meeting to Order, 7:00 pm, Gordy Hill – Chairperson
- B. Roll Call
  - Present (7): Gordy Hill, Lance Frank, John Francis, Julie Jones, Jann Christman, Betsy Scanlin, Clinton Giesick, Forrest Mandeville
  - Not Present (3): Skip Bratton, Dean Webb, Gordon Serrine
  - Audience: none
- C. Approval of 2-18-20 Minutes
  - Julie Jones moved to approve. Betsy Scanlin second.
    - o Motion passed unanimously.
- D. Public Hearings
  - See Regular Business
- E. Regular Business
  - Development Regulations – Review & Discussion
    - o Review of Development Permit
      - Approval letter
      - Permit checklist
    - o Regulations
      - Removal of term “ag residence”
      - Commercial development = commercial permit
      - Industrial development = conditional use permit
        - Remove from group 2 development permit
    - o Residential Use
      - Apartments, Mobile Home Parks, RV Parks - all commercial
      - Establish clear definition of owner occupied vs. non owner occupied
    - o Setbacks
      - Take a look at easing restrictions
      - Notify adjacent landowners of variations
      - Any structures, NOT just residential
      - Define zoning commission via county commissioner’s resolution
      - Possibly change industrial setback from 40 ft. to 30 ft. from front lot line
      - Setbacks only pertain to adjacent landowners, not interior property lines
    - o Salvage Yards
      - 40 ft setback, same as industrial property setback

- Abandoned Oil & Gas Wells
  - 180 day threshold does not apply
  - Change definition of abandoned to 2 years for everything
- Channel Migration Zone Mapping
  - Will not be pursued at this time
- Family Transfers
  - Take a look at density regulations
  - Powell County is a good example

F. Audience Communication

- None

G. Written Communication

- Town of Fromberg has adopted the Carbon County Growth Policy

H. Committee Reports

- None

I. Staff Reports

- None

J. Adjourn Meeting

9:20 pm