

Carbon County Planning Board
March Meeting
3-16-21

- A. Call Meeting to Order, 7:00 pm, Gordy Hill – Chairperson
- B. Roll Call
 - Present: Gordy Hill, Skip Bratton, Betsy Scanlin, Clinton Giesick, Dean Webb, Kim Ehrlich, Clint Peterson, Forrest Mandeville
 - Audience: see attached sign in sheet
- C. Approval of 2-16-21 Minutes
 - Betsy moved to approve. Clint second.
 - o Motion passed unanimously.
- D. Public Hearings
 - See Regular Business
- E. Regular Business
 - Hall Group 1 Development Permit – Variance Request
 - o .172 acre lot in Roberts
 - o Setback variance – proposed modular home
 - o Due to width of lot, 30 foot setback would be impossible
 - o Brandon Crane
 - Discussion of fence maintenance
 - o Kim moved to approve. Dean second.
 - Motion passed unanimously
 - Windmill Farms Subdivision
 - o 3 lot subdivision. 66.25 acres total.
 - o Lifting of ag covenants to allow future development
 - o Each lot will have individual well and septic/drainfield
 - o Aquifer depletion and contamination have been ongoing concerns
 - o Clint Peterson
 - Concern over an additional residential approach onto Highway 310
 - Discussion over lots being further subdivided
 - o Betsy moved to recommend commissioners approval with findings amended. Skip second.
 - Motion Passed
 - 5 yes. 2 no.
- F. Audience Communication
 - Craig Dalton – Performance Engineering
 - o All proposed lots have drainfields meeting state requirements
 - Jon Moyers – representing developer
 - o 35 GPM wells are already existing
 - o No credible information to support petition

- Greg Nelson
 - o Concern about access from Loveland Avenue. Existing sewer line could be compromised. Currently no snow removal is provided.
- Nev Harding
 - o Concern about aquifer depletion due to increased wells
- Sue Cross
 - o Existing wells not shown on state maps

G. Written Communication

- Betsy Scanlin
 - o Information provided regarding groundwater contamination due to septic drainfields

H. Committee Reports

- Carbon County Conservation District
 - o Regular amount of 310 permit activity in Rock Creek drainage

I. Staff Reports

- See Regular Business

J. Adjourn Meeting

8:40 pm