

Carbon County Planning Board
July Meeting
7-20-21

- A. Call Meeting to Order, 7:00 pm, Gordy Hill – Chairperson
- B. Roll Call
 - Present: Gordy Hill, Skip Bratton, John Francis, Betsy Scanlin, Dean Webb, Clinton Giesick, Kim Ehrlich, Clint Peterson, Ryan Brajcich, Forrest Mandeville
 - Audience: see attached sign-in sheet
- C. Approval of 6-15-21 Minutes
 - Betsy moved to approve. Kim second.
 - o Motion passed unanimously.
- D. Public Hearings
 - Kallevig's 5 K Subdivision
 - Lich Group 1 Development Permit Variance
- E. Regular Business
 - *Kallevig's 5 K Subdivision*
 - o 4 lot subsequent minor subdivision
 - o 6.05 acre tract
 - o South of Bridger, MT
 - o Each lot will have individual well/septic with DEQ approval
 - o Proposed subdivision will utilize Mustang Lane for access
 - o Maintenance issues already exist with Mustang Lane
 - o John Francis moved to recommend commissioners approval. Besty Scanlin second. Kim Ehrlich abstain.
 - Motion passed
 - *Lich Group 1 Development Permit Variance*
 - o Setback requirement variance
 - o Building of garage would require 8 ft setback vs 30 ft regulation
 - o FLAP (Federal Land Access Program) has been applied for. Road widening may occur
 - o Betsy Scanlin
 - A precedent could potentially be set for anyone to have a garage, even if the lot is unsuitable
 - The lot was purchased knowing the construction limitations
 - o John Francis
 - Could the lot be reconfigured to East side access instead of South side access?
 - o Dean Webb
 - Homeowner has the right to apply for a variance, regardless of approval

- John Francis moved to deny the variance. Betsy Scanlin second.
 - Motion Passed
 - 7 yes. 2 no.

F. Audience Communication

- *Kallevig's 5 K Subdivision*

- Josh Ehrlich
 - Mustang Lane is often confused with Highway 72 (Belfry) turnoff
 - Existing HOA does not have sufficient equipment to maintain Mustang Lane
 - Will new Kallevig wells affect existing wells?
- Kim Ehrlich
 - Heavy equipment from two businesses utilizes Mustang Lane
 - School buses cannot turn around in existing cul-de-sac
- Mike Wahlbridge
 - 30 foot cul-de-sac is not sufficient. Would increasing size require an additional easement?

- *Lich Group 1 Development Permit Variance*

- Tim Lich
 - Owned current cabin for 5 years
 - Feels traffic is a non-issue
 - Needs a garage for storage
- Ben Lich
 - No other location on property would be suitable to build a garage
 - Could potential road widening work around the new garage?
- Ron Heller
 - Vehicles currently park close to the road, regardless of garage

G. Written Communication

- None

H. Committee Reports

- Carbon County Conservation District
 - Regular 310 permit activity, mostly on Rock Creek

I. Staff Reports

- None

J. Adjourn Meeting

9:05 pm