

NOTICE OF PUBLIC HEARING

The Carbon County Board of County Commissioners will conduct a Public Hearing at 11:00 a.m. on December 7, 2023 at the County Administration Building, 17 West 11th Street, Red Lodge, MT, to receive public comments regarding the proposed boundaries and regulations of the updates to the Carbon County Development Regulations.

The proposed boundaries include all unincorporated areas of Carbon County. The proposed updated Regulations include the following amendments:

- Added definitions for Behavioral Health Facility, Business Containing Obscene Performances, Community or Cultural Facility, Child Care Facility, Library, Marijuana Business, and Religious Building, all of which were included in the Interim Zoning For Marijuana Businesses (pages 3-5).
- Added a definition for Impact (page 4).
- Added clarification for when specific Group 2 uses have additional criteria (page 6).
- Added criteria for impacts of lighting and on current uses for Group 1 and Group 2 permits (pages 8-9).
- Revised process for issuance of Group 2 permits to allow review by the Zoning Commission and the potential for denial, as well as an appeal process of the Zoning Commission's decision to the County Commission (page 9).
- Removed Group 2 uses as administratively reviewed (page 15).
- Prohibited off-premise signs advertising marijuana businesses, as required by the Interim Zoning For Marijuana Businesses, making the prohibition permanent (page 17).
- Formatting only changes to the Commercial Kennels section (page 18).
- Incorporated requirements for Marijuana Businesses from the Interim Zoning For Marijuana Businesses, making the requirements permanent, with two exceptions (pages 18-20):
 - Signage setbacks from other signs were eliminated due to concerns with interpretation. Requiring a 1,500-foot setback "from any other existing sign" would potentially disallow any signage for marijuana businesses (page 19).

- The requirement for a permanent on-site wastewater system or tie into and existing system was eliminated as being unnecessary. The requirement for a permanent foundation was kept (page 20)
- Added standards and requirements for Commercial Campgrounds to address an increase in inquiries and reduce the potential for gray areas (page 20).
- Added lighting standards as a requirement for industrial uses, consistent with the additions to Group 1 and Group 2 criteria (page 21).

The proposed updated Development Regulations are available for public inspection at the Carbon County Clerk and Records Office at the Carbon County Administration Building or online at: <https://co.carbon.mt.us/departments/planning/>.

Questions can be directed to Forrest Mandeville, contract planner, at (406) 690-1933 or by email at Forrest@ForrestMandevilleConsulting.com.

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