

Carbon County Planning Board
January Meeting
1-21-20

- A. Call Meeting to Order, 7:00 pm
- B. Roll Call
 - Present (7): Gordy Hill, Dean Webb, Jann Christman, Lance Frank, Gordon Serrine, Betsy Scanlin, Clinton Giesick, Forrest Mandeville
 - Not Present (3): John Francis, Julie Jones, Skip Bratton
 - Audience: 11 audience members. See attached sign-in sheet.
- C. Approval of 11-19-19 Minutes
 - Gordon moved to approve with typing error corrected. Dean second.
 - o Motion passed unanimously.
- D. Public Hearings
 - See Regular Business
- E. Regular Business
 - Election of 2020 Officers
 - o Gordy Hill - *Chairperson*. Nominated by Betsy. Gordon Serrine second.
 - o Betsy Scanlin – *Vice Chairperson*. Nominated by Jann. Gordon Serrine second.
 - o Clinton Giesick – *Executive Secretary*. Nominated by Betsy. Jann second.
 - o All passed unanimously
 - Knifeman Subdivision Preliminary Plat
 - o 1 lot – 6.397 acres
 - o 3.5 miles south of Red Lodge
 - o Subdivision approval will lift Ag Covenant
 - o Two variances being requested:
 - Road Design Standards
 - Less than 30 ft. wide
 - Grade over 8%
 - Fire Protection Standards
 - High fire hazard area
 - One access vs. the two required
 - o Betsy moved to recommend approval of variance from road design standards and deny variance from fire protection requirements.
 - Motion failed due to lack of second
 - o Betsy moved to recommend approval of both variances plus conditions as amended. Clinton second. Motion passed. 4 yes. 1 no. 2 abstain.

- 2020 Growth Policy Update
 - o Discussion of recycling services in Carbon County
 - o Sage grouse habitat discussion
 - o Suggestions from November meeting have now been incorporated
 - o Begin final review of updates and changes
 - o Gather final comments and feedback
 - o Review will most likely be finished at February meeting

F. Audience Communication

- Jon Horst
 - o County Commissioners were previously concerned that approving Knifeman Subdivision would set a negative precedent
 - o No good option for a second driveway access
- Rod Horst
 - o 16 other homes could be built on surrounding lots with no second access in place
 - o Ag covenants were lifted years ago on surrounding lots
- Kate Stout
 - o The area around Knifeman Subdivision will see continued development regardless of this one particular lot
- Gena Berghoff
 - o Red Lodge needs to have recycling services available to reduce burden on landfills
- Kristen Cogswell
 - o Memberships to Red Lodge Recycling pay for up to 80% of operating costs
 - o Recycling will save the city money in the long run
- Jeff DiBenedetto
 - o Noted the importance of outdoor recreation to the local economy
 - o Keep in mind the proximity of Carbon County to Custer & Gallatin National Forests
 - o Discussion of 11 state collaboration to declare Sage Grouse non-endangered
- Becky Gray
 - o Discussion of farmland and preservation of wildlife habitat
- Tom Tschida
 - o Voiced concern about preservation of farmland and wildlife habitat

G. Written Communication

- Claudia Neibauer - letter regarding Knifeman Subdivision
 - o See attachment
- Betsy Scanlin – Growth Policy Recommendations
 - o See attachment
- Carbon County Resource Council – Growth Policy Recommendations
 - o See attachment

- Julie Jones – emailed Growth Policy Recommendations
 - o See attachment

H. Committee Reports

- None

I. Staff Reports

- None

J. Adjourn Meeting

9:30 pm