

Carbon County Planning Board
June Meeting
6-20-23

- A. Call Meeting to Order, 7:00 pm, Gordy Hill – Chairperson

- B. Roll Call
 - Present: Gordy Hill, Clinton Giesick, Skip Bratton, Dean Webb, Betsy Scanlin, Ryan Brajcich, Forrest Mandeville
 - Audience: see attached sign-in sheet

- C. Approval of 5-16-23 Minutes
 - Betsy moved. Dean second.
 - Motion passed unanimously

- D. Public Hearings
 - *None*

- E. Regular Business
 - *Martin Meadows Subdivision*
 - Five lot subdivision
 - Commercial building development
 - 13.85 acres north of Best Box Storage
 - Individual wells and multi-user drainfield proposed
 - 30,000 gallon dry hydrant proposed for fire protection
 - Property owners association will maintain dry hydrant
 - Property owners association will maintain paved roads
 - Betsy Scanlin
 - Questions regarding DEQ enforcement
 - Skip moved to recommend Commissioner’s approval. Betsy second.
 - Motion passed unanimously
 - *Subdivision Regulations Update*
 - Family transfers may now take place within subdivisions
 - Cannot convey or transfer land within two years of family transfer
 - Variances regarding transfer maybe be sought to address hardship
 - Hardship defined as death or medical emergency of recipient
 - More in-depth definition of hardship will be discussed at later meeting
 - *Development Regulations Update*
 - Group 2 Development Permit discussion
 - Discussion of opening up public comment at Planning Boad meetings

- Discussion of marijuana business setbacks, signage, and sanitary facilities (restrooms)
- Marijuana business regulations need finalized by March, 2024

F. Audience Communication

- *None*

G. Written Communication

- *None*

H. Committee Reports

- *Carbon Conservation District*
 - Fines have been issued for unauthorized stream bank work pertaining to June, 2022 flooding

I. Staff Reports

- *None*

J. Adjourn Meeting

- 8:45 pm