

Carbon County Planning Board
March Meeting
3-21-23

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

- B. Roll Call
 - Present: Gordy Hill, Clinton Giesick, Dean Webb, Clint Peterson, Betsy Scanlin, Mike Hayes, Kim Ehrlich (by phone), Forrest Mandeville
 - Audience: see attached sign-in sheet

- C. Election of Officers
 - *Chairperson* – Gordy Hill. Nominated by Betsy. Clint second.
 - *Vice Chairperson* – Betsy Scanlin. Nominated by Dean. Clint second.
 - *Executive Secretary* – Clinton Giesick. Nominated by Clint. Betsy second.
 - All passed unanimously

- D. Approval of 12-15-22 Minutes
 - Dean moved. Mike second.
 - Motion passed unanimously

- E. Public Hearings
 - See Regular Business

- F. Regular Business
 - *Hurtt Variance Request*
 - 50 x 140 ft lot in Belfry
 - Construction of garage
 - Difficult to meet setback requirements
 - Rear and side setback of 5 ft being requested
 - Clint moved to recommend Commissioner’s approval. Dean second.
 - Motion passed unanimously
 - *Agri Organics Conditional Use Permit*
 - Compost facility 4.5 miles south of Laurel
 - Setback requirements met
 - Opposition from subdivisions in the vicinity
 - Concern about groundwater contamination

- Betsy Scanlin
 - Is fencing proposed in addition to the vegetated berm?
 - Will drainage swale and retention pond be lined?
 - A health issue could be present if groundwater is contaminated
- Mike Hayes
 - Fencing needs to be in place bordering residences
- Clint Peterson
 - Will there be ongoing well testing?
 - Are there height requirements for the vegetated berm?
 - Another piece of agricultural land is being lost
- Dean Webb
 - Developer should pay for 10 years of water testing
- Betsy moved to modify Condition #4 to replace vegetated berm with 8 ft tall privacy fence. Clint second. *Motion failed.*
- Clint moved to modify Condition #4 to include both vegetated berm and 8 ft privacy fence along residence borders. Mike second. *Motion passed.*
- Clint moved to modify Condition #7 to include the operation plan provided by the applicant. Also included will be the restriction of dead animal carcasses. Dean second. *Motion passed.*
- Clint moved to recommend Commissioner's approval subject to conditions and findings as modified. Betsy second. *Motion passed.* 4 yes. 3 no.

G. Audience Communication

- *Agri Organics Conditional Use Permit*
 - Tim Moseman
 - Dead cattle are piled at the proposed location
 - Unpleasant views
 - Dust, flies, noise
 - Gary Barnhart
 - Concerned about water quality
 - Will DEQ enforce water testing?
 - Sierra Canfield
 - Truck traffic concern
 - Compost piles are close to residential fence lines
 - Dust concern
 - Water contamination concern
 - Mary Hust
 - Suffers from asthma – dust makes it worse
 - Odor coming from dead animal carcasses on site
 - Dead carcasses attract coyotes
 - Stephanie Valentine
 - Horrible odor from dead animal carcasses
 - Dogs drag dead animal parts into yard
 - Wade Bennett
 - Water quality concern

- Shawna Klenk
 - Dead animal odor is affecting further away homes as well
- Ron Stricker
 - Compost site is solid gravel, allowing groundwater contaminants to permeate through
 - A vegetated berm will be useless

H. Written Communication

- Dan and Colleen Timmons opposition letter
- Opposition Portfolio

I. Committee Reports

- Carbon County Conservation District
 - A large amount of 310 Permits are still being received for rip-rap projects pertaining to 6-13-22 flooding

J. Staff Reports

- None

K. Adjourn Meeting

- 9:00 pm