

Planning & Development Board

Clyde Park Rural Fire Hall

Clyde Park, MT

4:00pm, March 21, 2019

Attendance: Planning Board Members Peter Fox, John Heidke, Mike Dailey, Frank Schroeder, Frank O'Connor, Rich Baerg, Dave Haug; Staff Kaleb Pearson, Lawson Moorman; Technical Representative William Smith; and ten members of the public.

Call to Order and Introductions: 4:00pm, Peter Fox called the meeting to order.

Conflict of Interest: None.

Public Comment: Douglas Dunn stated he saw the value in a Community Decay Ordinance and supported the draft, however he was uneasy that the draft could be taken too far in the future. Julie Jardine had several questions surrounding the Draft Decay Ordinance stated she viewed a Decay Ordinance as a positive step and was surprised there was not something similar already in place. Moorman and Fox addressed several questions surrounding process and where the Draft Community Decay Ordinance was in the process. Sharon Sites commented that people who bought property in the County should have known about the lack of regulations in place and she views a Community Decay Ordinance as a stepping stone.

Review and Approval of Minutes from Previous Meeting: *Dailey made a motion to approve the minutes as submitted, Schroeder seconded, motion passed unanimously.*

Public Hearing on Subdivision Amendments to Tract 10-D of S/D 263 and Tract 2 of S/D 240:

Smith, the Project Engineer outlined the requested amendment for Tract 10D of SD263. The Board discussed the amendment which was a request to allow a property to disconnect from the shared well in the subdivision and drill a private well, which would increase water pressure for the shared well system.

Heidke made a motion to recommend approval to the County Commission of the requested subdivision amendment for Tract 10D of SD263, based on the Finding that the proposal appears to be in line with subdivision regulations and would benefit the subdivision as a whole with no foreseeable detriments. Baerg seconded, motion passed unanimously.

Smith gave a presentation on the requested amendment for Tract 2 of SD 240 which entailed relocation of a drain field on the property. Pearson, the Park County Sanitarian, added that the amendment meets the standards and requirements of the State for sanitation systems and had already been issued a septic permit. Fox allowed the adjacent land owner, Mark Angle, to raise his concerns to be addressed by the technical representative, Smith. Angle stated he was concerned about the proposed drain field location impacting his property's water quality. A discussion by the Board surrounding potential water quality

impacts ensued. Smith and Pearson gave a detailed explanation as to why the proposed system would not allow to drinking water or nearby waterways above what is allowed under state law for all waste water systems.

Baerg made a motion to recommend approval to the County Commission of the requested subdivision amendment for Trach 2 of SD 240 with the condition that the neighbor's water quality concerns be forwarded to the Commission, based on the Finding that the proposal meets all of the required standards and laws set forth by DEQ and the state and seems appropriate for the specific lot. O'Connor seconded, motion passed unanimously.

Discussion of Draft Decay Ordinance: Moorman gave a brief overview of how the Board came to be working on a Draft Decay Ordinance and explained the process and where the Draft was currently in that process. Fox stated that he was under the impression that residents in the community were not sure what the Draft was or what it covered and wondered if there was a way to make it more concrete. Moorman stated that the process they were currently undertaking was an attempt to make the draft more concrete and he was not sure what else could be accomplished this early in the process to give stricter solidarity to the process. Moorman suggested forwarding these concerns on to Inman when he returned to try to determine the best way to move forward. The Board discussed the potential of speeding up or slowing down the process to try and create more transparency for the Draft. Fox reiterated that the Board's main concern is being as transparent as possible throughout the exploratory process and asked if Draft Decay Ordinance Comments can become a running section in the agendas. The Board also decided to postpone weighing in on Cochran's comments to the Draft until the next meeting.

Jim Taylor commented that he was initially concerned about the scope of what the draft might constitute decay but appreciated the Board's thorough discussion which cleared it up for him. Bob Shiplet wanted to make a distinction between antiques and community decay and wanted the Board to be aware of antique collectors.

Project Updates: None.

Old Business: Moorman informed the Board that the Commission had already voted to apply for Community Block Grant Funds for a project in Gardiner so a recommendation from the Board to apply for those funds for a neighborhood plan in the area surrounding Livingston was a moot point.

New Business: None.

Discussion of Next Agenda: Fox stated that this was covered throughout the agenda.

Public Comment: None.

Adjournment: Fox adjourned the meeting at 5:37pm.