

Planning & Development Board

Wilsall Senior Center

Wilsall, MT

4:00pm, May 16, 2019

Attendance: Planning Board Members John Heidke, Mike Dailey, Frank Schroeder, Frank O'Connor, Dave Haug; Staff Mike Inman; Public Jean Skillman

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

Election of Officers: *Schroeder made a motion to nominate Dailey as Vice Chair of the Planning Board, O'Connor seconded, motion passed unanimously. Schroeder made a motion to nominate Heidke as Chair of the Planning Board, O'Connor seconded, motion passed unanimously.*

Public Comment: None.

Conflict of Interest: None.

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

Discussion and Public Comment on Draft Decay Ordinance: Inman noted that he spoke with attorney's office on Cochran's public comment surrounding suggested changes which he had submitted and the attorney's office found legal issues with the comments. The Board discussed the processes for amending the Draft and accepting public comment. The Board discussed Cochran's comments. Inman discussed the comments in the context of state statute. The Board asked if the photographs of potential decay cases helped clarify the Draft at all. Inman stated they helped but the Draft would largely operate on a case by case basis. The Board and Inman discussed nuances of enforcement and what state statute allowed for enforcement. Schroeder raised the question of moving a recommendation to initiate a draft forward to the Commission. The Board requested that a Decision to forward the Draft Decay Ordinance to the Commission be added to the June Agenda. The Board also requested that the definition suggestions made by Ken Cochran were updated in the Draft.

Discussion of Impact Fee Implementation Process and Other Considerations: Inman gave the Board an overview of the process outlined under statute to create impact fees. The Board discussed the current growth trends in the County. Inman raised some of the issues the County would run into surrounding moving forward with impact fees, including the lack of new subdivisions occurring. O'Connor brought up Orea Creek as an example of a potential area where impact fees might work. Inman informed the Board what impact fees could and could not be used for and stated that he was not aware of any counties in Montana with impact fees in

place. The Board agreed that they had originally felt impact fees had a wider latitude than statute allows.

Review of Chapter 16 of the Park County Growth Policy: Heidke summarized past discussion surrounding Goal 16. The Board discussed the recurrence of the proposed tire dump in Paradise Valley and if there was a potential link between specific uses such as the tire dump and Goal 16. The Board asked Inman if they could recommend a moratorium on certain specific uses in the County. Inman stated that because they were running short on time it would be better to come prepared to talk more about this subject at the next Board meeting.

Project Updates: Inman stated he was attempting to hire an intern to inventory existing signs in the newly created district. Staff also updated the Board on the lack of applicants for a Board of Adjustments. Inman noted that the Old Yellowstone Trail planning project was wrapping up and that the Rails to Trails program has identified the Paradise Valley as a priority project as part of a larger coast to coast trail system. The Board discussed what the potential funding and local input might look like for a trail project.

Old Business: Schroeder asked if wording on the side of a truck is a violation of the new zoning district regulation. Inman stated that it was part of a larger enforcement issue that the Department was working on.

New Business: None.

Discussion of Next Agenda: The Board requested that a Discussion/Decision to forward a recommendation the the Commission to move forward the Draft Decay Ordinance and a continued discussion of Goal 16 be added to the June Agenda.

Public Comment: None.

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