

## **Planning & Development Board**

Wilsall Senior Center

April 20, 2017

**Attendance:** Planning Board Members Peter Fox, Mike Dailey, Frank O' Connor, Rich Baerg, Frank Schroeder, John Heidke; Michael Inman, Lawson Moorman, Park County Planning; Dewitt Dominick, Judy Crafton, Rosie Queen, Clyde Park Planning Board; Jean Skillman

**Call to Order:** 4:00 pm, Peter Fox called the meeting to order and introduced the present Board members.

**Review and Approval of Minutes from Regular January Meeting:** *Heidke motioned to approve the minutes, O' Connor seconded, motion passed unanimously.*

**Public Comment on items not on the Agenda:** None.

**Growth Policy Update and Discussion of Next Steps:** Inman notified that the draft was adopted by the County Commissioner's with the request of three changes which Land Solutions would make. Inman went on to state that the first change would be the inclusion of statement identifying the County supports voluntary conservation easements. Having that language in the Growth Policy benefits the process of granting tax breaks for individuals entering conservation easement agreements. The second change requested was a statement in the Growth Policy that Park County supports access to public land and public water. The third change requested was the addition of a statement identifying that cities and counties are authorized under state statute to go through the zoning process and that zoning is utilized for public health and safety, general welfare, etc.

Fox clarified that the Planning Board did not approve or disapprove Conservation Easements and that it would be a good idea to have a map available that shows public and private land and identifies private land that is under a conservation easement. Inman stated that the Department would speak to Steven Jay with Park County GIS.

Heidke asked what the requirement for periodic review of the Growth Policy was. Inman notified him that the Commission is required to review the Growth Policy every five years. Inman went on to give a brief history of the current and previous Park County Growth Policy. Fox added that the State Department of Revenue is utilizing the Park County Growth Policy and the public process involved as an example for other communities.

**Clyde Park Planning Board Joint Discussion of Local Planning Initiatives:** Moorman provided a brief introduction stating that the reason the Clyde Park Planning Board had been

invited was because they were in the initial stages of adopting zoning, and City staff thought that it might be beneficial to give the City Board the opportunity to discuss issues and share knowledge with the Park County Planning Board. Fox notified the members that the Planning Board met in the Shields Valley several times throughout the year and notified them of the Board's regularly scheduled meeting time. He informed them that the Board would be meeting in Clyde Park in May and told the Clyde Park Board members that they would be notified of that meeting.

Crafton notified the Board that Clyde Park was undergoing the process of trying to create a citywide zoning district and gave a brief history of failed attempts to do so in the past citing the attempts to include a doughnut area as a major point of contention in the past. Inman included that the zoning district was already outlined in the Clyde Park Growth Policy. Crafton cited reasoning for the current attempt at zoning being the discussion of potential land uses such as tiny house parks and medical marijuana facilities. O'Connor pointed out that because of past attempts, the Board already knew what the push back would be and providing an opportunity to address that pushback in a public setting is crucial to continuing the process. Inman agreed that taking the time to provide ample public input will help alleviate tensions in the long term.

**Subdivision Regulations Update Process Discussion:** Inman informed the Board that since the Growth Policy has been adopted, Staff would be working on updating the subdivision regulations. Inman continued that there was a Montana jurisdiction that had hired Land Solutions to update their subdivision regulations to be compliant with current state law and court case decisions and that Park County would use those regulations as a template for their Subdivision Regulations. Inman discussed the public engagement process with the Board, citing a lack of public interest in the regulation update process in the past. Fox and Inman discussed the role of the Board in the subdivision regulation update process. Inman gave a brief history of the previous versions of the Subdivision Regulations.

**Project Updates:** The Board asked about the HWY 89 N project. Inman stated that he wasn't sure about the details since it was an MDT project but stated he would ask about it at his regularly scheduled meeting with MDT next Wednesday. Inman said the meeting was open to the public so any members of the Board could attend. Inman notified the Board that he was about to meet with MRL to discuss the HWY 89 N Rail line trail project. Inman gave a brief update on the history of the project. Inman updated the Board that a City/County team had been selected to participate in the Building Active Communities Institute training, and was approved for the Yankee Jim Canyon Planning Grant and the Shields River Road Planning Grant. Inman also updated the Board on the Active Transportation Coalition meetings. Inman went on to give a brief update about the pedestrian bridge project.

**Old Business:** None.

**New Business:** Schroeder asked about a potential Class III dump application in Paradise Valley. Inman notified the Board that the Planning Department did not have a hand in those applications and it would be best to talk to the Public Works Department. Fox stated that he would like the Board to have an opportunity at the next meeting to bring up topics the individual members think the Board should focus in. Fox expressed his interest in looking into a public decay ordinance. Skillman informed the Board that Wilsall had a new veterinarian.

**Discussion of May Agenda:** Inman informed the Board that this was handled under the New Business section.

**Adjournment:** Fox adjourned the meeting.