

## **Planning & Development Board**

Gardiner Community Center June 15, 2017

**Attendance:** Planning Board Members Peter Fox, Mike Dailey, Rich Baerg, Frank Schroeder, John Heidke; Michael Inman, Lawson Moorman, Park County Planning; Mike Mueller, Rocky Mountain Elk Foundation; Bill Berg, Park County Commission

**Call to Order:** 2:00 pm, Peter Fox called the meeting to order and introduced the present Board members.

**Review and Approval of Minutes from Regular May Meeting:** *Schroeder motioned to approve the minutes as written, Dailey seconded, motion passed unanimously.*

**Public Comment on Items Not on the Agenda:** None.

**Presentation/Discussion on Mineral Hill Bear Creek CE:** Inman introduced Mike Mueller from the Rocky Mountain Elk Foundation to discuss the conservation easement they had acquired from the Mineral Hill Bear Creek property in Jardine. Mueller described the various aspects of the Easement to the Board, emphasizing the importance of the area as a wintering ground for the Yellowstone elk herd. Mueller and the Board discussed the tailing ponds located on the property and whether or not maintenance of those ponds was negotiated in the easement. Mueller stated that the landowner would maintain the ponds. Hiedke asked why the easement prohibited hard rock mining but did not prohibit oil and gas exploration and drilling. Mueller informed the Board that oil and gas drilling had minimal impact to the property surface and that the easement writing process required negotiating with the landholder to maintain certain property rights. Berg asked if the landholder would still maintain and upkeep access to recreational trailheads located within the easement area. Mueller stated they would continue maintenance at their current level. The Board asked Mueller several more questions regarding various aspects of the conservation easement. Inman clarified for the Board that they were not approving or recommending the easement and that state law just required review of conservation easements by the Board but did not dictate and action. Mueller asked if the Board would write a letter of support. Fox said he would be happy to sign a letter of support as the Board agreed they were in favor of the easement.

**Update of 2015-2017 Legislative Land Use Changes:** Inman shared that he had gone to Helena for an update on the legislative land use changes the previous week. He briefly walked the board through the more prominent changes such as the timeline for final plat, putting limits on subdivision phasing the definition of arbitrary and capricious, protest periods for part 1 zoning and attempts to get exempt wells for family transfers. Inman stated that the changes wouldn't

really affect the duties of the board. Inman also stated that the Department would be working on updating the subdivision regulations.

**Update of City/County Zoning Committee Meeting:** Fox updated the Board that the interlocal group evaluating implementing zoning surrounding the City of Livingston. Fox walked the Board through what the process for this type of zoning was, which involved the County adopting the zoning district and handing off administrative powers of the district to the City. Inman and the Board discussed the difficulties of guiding growth in and around Livingston without any type of zoning in place immediately surrounding the City limits.

**Project Updates:** Inman stated that except for the County finishing their part of the Gardiner Gateway Project there were no significant project updates.

**Old Business:** Fox gave an update on the Livingston Housing Symposium that had occurred a few weeks prior.

**New Business:** None.

**Discussion of July Agenda:** Inman suggested the Board wait and see if there were any significant agenda items for July before setting a schedule.

**Public Comment:** Berg officially thanked the Board for the hand they had in the new Park County Growth Policy.

**Adjournment:** Fox adjourned the meeting at 3:30 pm.