

**Planning & Development Board**  
Community Center, Cooke City, MT  
11:00am, October 19, 2017

**Attendance:** Planning Board Members Peter Fox, Mike Dailey, Frank Schroeder (telephone), John Heidke; Michael Inman, Lawson Moorman,

**Call to Order and Introductions:** 11:00am, Peter Fox called the meeting to order and introduced the present Board members.

**Conflict of Interest:** None.

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

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

**Review/Discussion on Subdivision Application Process Update:** Inman gave an update to the Board that Park County was contacted by two separate planning firms which informed the Department that there was state funding available for local planning initiative and the two firms were interested in working with Park County through that funding mechanism on local projects. Inman identified to the firms that the Subdivision Regulation update was the priority project those firms would be working on. Inman went on to state he was waiting to hear back from the firms and if they were unable to secure the funding to work on the Regulations the Department Staff would do the update.

Fox asked about subdivision activity on the horizon. Inman stated there was one active subdivision and fair amount of interest in Minor Subdivisions around the County. Inman stated that the subdivision boom and subsequent crash in the previous decade left a surplus of existing parcels. Inman did note that we are seeing an increase in development on those parcels, that development just does not go through Board review, such as the Sage Lodge.

**Update/Discussion on Board's Recommendation for Park County Growth Policy Goal 16:**

Inman informed the Board that the Commission approved their recommendation for the Staff and Board to work on specific outcome recommendations for Goal 16 of the Growth Policy. Inman suggested Staff moving forward on compiling a short list of different tools within the planning field for the Board to reference in working towards specific outcome recommendations for the issues outlined in Goal 16. Fox asked if there were any broad concerns the Board should focus on. Inman stated that it was important to focus on Goal 16 as a holistic approach rather than pulling out specific smaller issues that might be a drain on resources and not contribute to Goal 16 as a whole. The Board discussed the best way to move forward in developing an action plan

for Goal 16. Inman suggested that Staff create the list of planning tools mentioned earlier and the Board could have a work session in December or January to brainstorm once those tools were laid out. The Board agreed that was the best course of action.

**Project Updates:** Inman updated the Board that Staff had met onsite with Western Federal Highways on the Yellowstone Trail South Project and gave a brief summary of that meeting.

Inman informed the Board that Park County and Livingston were hosting the Building Active Communities Institute meeting in May.

Inman informed the Board that Community Planning Assistance for Wildfire was finished with one out of the three reports they were working on for Park County.

**Old Business:** Inman updated the Board that the Joint City/County Interlocal Zoning Committee was moving forward on taking a resolution to their respective Commission.

**New Business:** Fox reminded the Board that three members terms were up at the end of the year. Moorman notified the Board that there were four conservation easements to review for the November meeting. Fox asked Staff to look into how much of the County is held in a conservation easement.

**Discussion of Next Agenda:** Inman discussed the possibility of having an earlier meeting in December as a workshop to work on Goal 16.

**Public Comment:** None.

**Adjournment:** Dailey adjourned the meeting at 12:00 pm.