



## **Planning and Development Board Agenda**

**Thursday - July 18, 2019 3:00 PM  
City/County Complex Community Room**

**CALL TO ORDER AND INTRODUCTIONS**

**PUBLIC COMMENT**

**REVIEW AND APPROVAL OF MINUTES FROM PREVIOUS MEETING**

June Meeting Minutes  
[6.20.19 PB Minutes.docx](#)

**PLANNING SUBCOMMITTEE UPDATE AND BOARD DISCUSSION OF GROWTH POLICY GOAL  
16.5**

**PROJECT UPDATES**

**OLD BUSINESS**

**NEW BUSINESS**

**DISCUSSION OF NEXT AGENDA**

**PUBLIC COMMENT**

**ADJOURNMENT**

**CONFLICT OF INTEREST**

## Planning and Development Board Agenda Item Report

Meeting Date: July 18, 2019

Submitted by: Lawson Moorman

Submitting Department: PLANNING

Item Type: Minutes

Agenda Section:

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**Subject:**

June Meeting Minutes

**Suggested Action:**

**Attachments:**

[6.20.19 PB Minutes.docx](#)

## Planning & Development Board

Gardiner Community Center

Gardiner, MT

4:00pm, June 20, 2019

**Attendance:** Planning Board Members John Heidke, Mike Dailey, Frank Schroeder, Frank O'Connor, Dave Haug, Rich Baerg; Staff Mike Inman, Public Scott Hamilton, Lori Hamilton, Brent Miller, Mary Strickroth, Bianca Klein, Dave Perious, Jerry Ladewig, Jean Keffler

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

**Conflict of Interest:** None.

**Public Comment:** None.

**Sportsman Retreat Subsequent Minor Subdivision Site Visit:** Inman gave an overview of the subdivision application and the subdivision process. The subdivision applicant gave a brief presentation of his subdivision and explained his concerns surrounding proposed vegetation restrictions as well as his request for a variance to the access requirements. The Board had several questions for the applicant. Several members of the public raised concerns surrounding maintenance and plowing. One member raised concerns about the enforceability of the covenants and height restrictions. Inman explained road maintenance and enforceability of the covenants. The Board discussed maintenance and drainage issues and the potential of creating a home owner's association, generally seen in larger subdivisions. The Board discussed the best way to make their recommendation for the Commission.

*Haug made a motion to accept findings of fact and conditions for Sections 1-6 of the Sportsman Retreat Subsequent Minor Subdivision Staff Report. Schroeder seconded, motion passed unanimously.*

*Dailey made a motion to accept the findings and conditions for Sections 7-12 as laid forth in the Sportsman Retreat Subsequent Minor Subdivision Staff Report. Haug seconded, motion passed unanimously.*

The Board discussed Section 13 dealing with compliance with the Park County Subdivision Regulations. Inman explained the language in the Section.

*Baerg made a motion to accept the findings and conditions for Section 13 as laid forth in the Sportsman Retreat Subsequent Minor Subdivision Staff Report. Dailey seconded, motion passed with one nay.*

*Haug made a motion to recommend approval of the Sportsman retreat subsequent Minor Subdivision as submitted with findings and conditions addressed in the Staff Report. O'Connor seconded, motion passed unanimously*

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

**Discussion/ Decision on Recommendation of Forwarding the Draft Park County Community Decay Ordinance to the Board of Commissioners:** The Board discussed the public comment gathering process thus far which entailed hosting meetings around the County in various communities. Inman noted that some comments had been integrated and if recommended to and accepted by the Commission there would likely be an additional public comment gathering process.

*O'Connor made a motion to recommend forwarding the Draft Park County Community Decay Ordinance to the Board of Commissioners. Schroeder seconded, motion passed unanimously.*

**Review of Chapter 16 of the Park County Growth Policy:** Heidke requested that the Board postpone this agenda item to the next meeting in the interest of time. Schroeder requested the creation of a subcommittee to do some pre-meeting background work on this agenda item. Inman briefly ran through what the Board had done thus far in working on Goal 16 of the Growth Policy, including the zoning to regulate signage, the decay ordinance, evaluating the potential for impact fees, and various other land use and planning related tasks identified in Goal 16. O'Connor stated he would be willing to be the County Planning Board member on the City Planning Board. Schroeder, Heidk and Haug volunteered to form a subcommittee to work on doing some background work on Goal 16 to bring to the next meeting.

**Project Updates:** Inman had no updates.

**Old Business:** Schroeder asked about sign violations in the new zoning district. Inman stated he was working with MACO to try to determine enforcement methods.

**New Business:** None.

**Discussion of Next Agenda:**

**Public Comment:** Ladewig asked about sign violation enforcement. Keffler stated she was interested in Goal 16 and wanted to submit an application for the Board vacancy.

**Adjournment:** Heidke adjourned the meeting at 5:57pm.