

Planning & Development Board

April 16th, 2015
Park County, Montana

Attendance: Planning Board Members Peter Fox, Dave Haug, Mike Dailey, Bill Berg and Frank Schroeder, via conference call. Also present Mike Inman, Planning Director; Mr. and Mrs. Stermitz-Bell, applicants.

Call to Order: 3:00 p.m., Peter Fox called the meeting to order.

Public Comment on Agenda Items not Scheduled for a Public Hearing: None

Approval of Minutes: The board reviewed minutes of the March 19th, 2015, meeting. *Dave Haug moved to approve the minutes, Frank Schroeder seconded the motion. Motion passed.*

Conflict of Interest: Bill Berg stated that he lives about ¼ mile from the proposed subdivision but didn't feel there was any conflict.

Economic Development Update: Peter Fox there is an effort to have a meeting of the Park County caucus of the NRMED. A meeting had been scheduled but had to be cancelled so now they are working on rescheduling the meeting in May. Peter said there was a lot of activity going on and he is hoping Rob Gilmore as well as Katie Weaver can update the Board during the May meeting.

Project and Grants Updates: Mike Inman said that construction on the Gardiner Gateway project started approximately two weeks ago and is in full swing. MDT has started the Gardiner sidewalk extension through CTEP as well. Mike said construction crews hold construction meetings on Mondays at 3pm and the steering committee has public meetings on Monday at 5:30pm.

The Boulder road project is expected to have 30% design to be reviewed by the County at the end of May and work is not expect to start until 2017 or 2018.

The County is waiting to hear back on the land value assessment for Confluence Park, once received they will enter into a formal agreement with Gardiner Water and Sewer District to transfer the property.

Park County met with MDT representatives, KLJ, Joe Gilpin and Nittany Grant Works regarding the Montana Transportation Alternatives bike extension project. They went over geotech information from KLJ and also looked at alignment options. Mike said he, Nittany Grant Works, and Parks Frady are looking at submitting a Tiger grant proposal for a planning grant relative to a Livingston to Gardiner trails system as well as Clyde Park to Wilsall trail that would eventually extend to Livingston.

The Park County Building Active Communities Initiative (BACI) team is working on digitizing all existing trails, potential future trails and Jerry Brekke is putting together a scope of services to provide information on County road right-of-ways as well as historic information throughout the County.

The Capital Improvements Plan should be finalized in May and Nittany Grant Works is working on a CBDG grant to fund hiring a firm to implement work updating the Growth Policy.

Board Discussion: The Board discussed having flexibility of changing the location of their meetings when reviewing a subdivision or holding a second meeting just for the review of the subdivision.

Review and Consideration of Stermitz Subsequent Minor:

1. Introduction by Chair: Peter Fox provided an explanation of the review process.

2. Subdivision Administrators Report: Subdivision Administrator Mike Inman said this is a subsequent minor subdivision and the applicant is proposing to subdivide her nine-acre property into five separate parcels. The property in question is located near Gardiner, off of US Highway 89 South with Little Trail Creek running along the southern property boundary. The proposed subdivision will result in a five parcels ranging from 1.3-acres to 2.6-acres, all intended for use as residential properties.

Inman reviewed potential effects the subdivision may have on various types of resources, as well as associated recommended findings and conditions, as noted in his Subdivision Administrators report provided to the Board.

3. Applicant Presentation: The applicants said they did not bring anything to present.

Public Hearing: Peter Fox opened the public hearing. No public comment. No public comment on water and sanitation.

4. Board Discussion and Recommendation: The Board reviewed recommended findings and conditions as submitted in the Subdivision Administrators report as follows:

1. Affects on Agriculture:

Bill Berg made a motion to approve. Dave Haug seconded that motion. Motion passed.

11. Affects on Agriculture Water User Facilities:

Dave Haug made a motion to approve. Mike Dailey seconded that motion. Motion passed.

111. Affects on Local Services:

Bill Berg made a motion to approve. Dave Haug seconded that motion. Motion passed.

1V. Affects on the Natural Environment: No motion made.

V. Affects on Wildlife: The Board, Mike and the applicants discussed the issue of fencing and adding language regarding the building envelope.

Mike Dailey made a motion to approve findings and conditions as amended by the Board. Dave Haug seconded that motion. Motion passed.

V1. Affects on Wildlife Habitat: The Board added condition 21

Bill Berg made a motion to approve findings and conditions as amended by the Board. Mike Dailey seconded that motion. Motion passed.

V11. Public Health and Safety: The Board added the following Finding F; Bears may pose a threat to public health and safety. Solid waste may serve as a bear attractant which may increase conflicts between bears and humans. The Board also added a covenant shall be filed with the final plat that states: "All trash and other solid waste products shall be contained indoors or within bear resistant containers, in accordance with Montana Fish Wildlife and Parks recommendations."

Dave Haug made a motion to approve findings and conditions as amended the Board. Mike Dailey seconded that motion. Motion passed.

V111. Through X111.

Dave Haug made a motion to accept findings and conditions V111 through X111. Mike Dailey seconded that motion. Motion passed.

Bill Berg made a motion to recommend approval of the Stermitz Subsequent Minor Subdivision with findings and conditions as amended by the Park County Planning And Development Board. Dave Haug seconded that motion. Motion passed.

Discussion of May: May's meeting will be in Livingston, Charles Wolf Drimal with the Greater Yellowstone Organization will be presenting and Mike is hoping the Commissioners will commit to Subdivision review training.

Public Comment: None

Adjournment: 6:28pm

Peter D. Fox
Chairman