

Planning & Development Board

March 19th, 2015
Park County, Montana

Attendance: Planning Board Members Peter Fox, Rich Baerg, Dave Haug, Mike Dailey, Traci Isaly, Bill Berg and Frank Schroeder. Also present Mike Inman, Planning Director; Mr. Lahren, applicant; George Bornemann, applicant representative.

Call to Order: 4:00 p.m., Peter Fox called the meeting to order and introduced new Board member Michael Dailey.

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

Approval of Minutes: The board reviewed minutes of the February 19th, 2015, meeting. *Frank Schroeder moved to approve the minutes with one correction. Traci Isaly seconded the motion. Motion passed.*

Conflict of Interest: None reported

Review and Consideration of Lahren First Minor:

A. Review and Consideration of Lahren First Minor Subdivision Preliminary Plat Application

1. Subdivision Administrator Report: Subdivision Administrator Mike Inman said Lahren First Minor is located on Miller Drive and Loves Lane and adjacent to the City of Livingston. Betty Lahren, the applicant, is proposing to subdivide the property into one 1.9- acre parcel and one 3-acre parcel. Because the proposal is a first minor subdivision from a tract of record the Lahren First Minor Subdivision is exempt from the public hearing requirements outlined in the MCA except for water and sanitation. It also has a shorter review period of 35 days. The Board can only consider comments on water and sanitation. Physical and legal access to the property is off Loves Lane and Miller Drive, both are County owned and maintained. The roads are currently not built or maintained to County standards. The subdivision is exempt from an environmental assessment and parkland dedication.

Inman said there are key things to note- an irrigation ditch runs through the property, there is a head gate, telephone poles and utilities on the corner of Loves Lane and Miller Drive. The Fire Chief Dan Babcox identified fire trucks would not be able to make that turning radius there which is a significant concern.

Inman presented the Board with the applicant's variance requests and preferred options.

2. Applicant Presentation: George Bornemann with CTA gave a presentation to the Board regarding the development and the reasons for the variance requests. He went over

a list of the applicant's preferred mitigations for the various issues with the property and gave a paper copy to the Board.

Public Hearing on Water & Sanitation: No public comment.

3. Board Discussion and Recommendation: The Board decided, given that the applicant's preference for mitigation deals substantially with the Subdivision Administrators report and the Public Works Director and Fire Chief are not present to respond to the applicant's preferred mitigation, to approve the Subdivision Administrators report and recommendation. The Board also recognizes they have received the applicants preferred mitigation strategies and will convey that to the Commissioners.

Dave Haug requested that the ditch easement be noted on the plat.

Bill Berg made motion to approve the Subdivision Administrators recommended conditions on page 10 of the Subdivision Administrators report as it pertains to the variance requests. Dave Haug seconded, motion passed unanimously. Traci Isaly made a motion for the Board to approve the Recommended Findings and Conditions, Roman numeral I. Affects on Agriculture, Roman numeral II. Affects on Agriculture Water Use, and Roman numeral III. Affects on Local Services. Frank Schroeder seconded the motion, motion passed unanimously. Traci Isaly made another motion to recommend approval of Roman numeral IV. Affects on the Natural Environment, Roman numeral V. Affects on Wildlife, and Roman numeral VI. Affects on Wildlife Habitat. Dave Haug seconded the motion, motion passed unanimously.

Frank Schroeder moved that the Board recommend approval of Roman numeral VII. Affects on Public Health & Safety, Roman Numeral VIII. Compliance with the survey requirements in part of the Montana Subdivision & Platting Act, IX. Compliance with the Provisions of Physical and Legal Access, etc. Bill Berg seconded the motion, motion passed unanimously. Dave Haug made a motion to recommend approval of Roman numeral X. Compliance with the provisions of easements for the location & installation of any planned utilities, Roman numeral XI. Compliance with the review procedures of the Park County Subdivision Regulations & the Montana Subdivision & Platting Act, Roman numeral XII. Consideration of an officially adopted Growth Policy for the area and Roman numeral XIII. Compliance with the Park County Subdivision Regulations. Rich Baerg seconded the motion, motion passed unanimously.

Bill Berg moved to recommend approval of the Lahren First Minor Subdivision with findings and conditions as identified in the Subdivision Administrators report noting the receipt of the applicants list of preferred mitigation strategies and referring them to the proper agencies for review. Dave Haug seconded the motion, motion passed unanimously.

Economic Development Update: Peter Fox said he had no economic development updates.

Projects and Grants Update: Mike Inman gave a report on the BACI conference a team from Park County attended this week. He said he would save project updates for the Park County Project Update meeting following the Board meeting.

Discussion of April: April's Planning and Development Board meeting will be held in Clyde Park and the Board will be reviewing the Stermitz Subsequent Minor Subdivision.

Public Comment: None

Adjournment: 5:58pm

Peter D. Fox
Chairman