

Planning & Development Board

September 18th, 2014

Park County, Montana

Attendance: Planning Board Members Rich Baerg, Bill Berg, Peter Fox, Traci Isaly, Frank Schroeder; Mike Inman, planning staff

Call to Order: 2:00 p.m., City-County Complex Community Room

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

Approval of Minutes: The board reviewed minutes for the July 17th, 2014 meeting. *Frank Schroeder moved to approve the minutes. Bill Berg seconded the motion. Motion passed.*

Conflict of Interest: None reported

Review and Consideration of Buena Vista Major Subdivision Amended Plat Application:

1. **Brief Introduction by Chair/Subdivision Administrator Presentation:** Mike Inman, Subdivision Administrator, said the Buena Vista Major Subdivision was reviewed and approved by the Park County Commissioners in April of 2005 and has gone through an amendment process to modify the restrictive covenants to allow for livestock under a livestock management plan. The Buena Vista Major Subdivision located off Brackett Creek Road consists of fourteen 20 acre lots. The applicants Vinnie Delgado, on behalf of Six Point Partners, LLC, and current property owner, Bank of the Rockies are requesting to amend the final plat in the form of the County imposed restrictive covenants to modify the use on lot 4 from residential to commercial. Six Point Partners, LLC provides accommodations and services for outfitting. They are proposing to house guests and provide services. They are modifying their DEQ approval to allow for a commercial septic system to accommodate 8 to 10 guests daily throughout the year. Mr. Delgado is also proposing to utilize Brackett Creek Road as an alternative access to this particulate tract instead of Buena Vista Trail an internal subdivision road. Inman said the Board can only consider the proposed amendment, supplements, public comment and the Subdivision Administrators report and no other issues pertaining to the Buena Vista Subdivision. The Board will be making recommendations to the County Commissioners to approve, conditionally approve or deny the proposal.

2. **Presentation by Applicant(s):** Jennifer Farve, Attorney with Moore, O'Connell & Refling, presented for the applicant. She said the applicants have a hunting and fishing business. They will not hunt or fish on the property but want to accommodate their guests by providing housing to relax and stay the night. The applicants have submitted a site plan and all information relative to the proposed building including mitigation measures such as landscape barriers or berms, location access from Brackett Creek Road.

3. Board Discussion, Findings, Determination and Recommendation to the Park County Commission: The Board made the following findings of fact: The Board recommended that prior to final approval a covenant be filed that states in connection with the use of a single family residence lot 4 may be used to provide overnight accommodations in accordance with applicable water and sanitation permits from MDEQ or the Park County Health Department. The Board also recommended that prior to final approval, the applicants shall receive approval from the Montana Department of Environmental Quality or the Local Sanitarian, whichever is applicable for the proposed change in use from Residential to Commercial as it relates to water and sanitation.

Frank Schroeder moved to recommend approval and Traci Islay seconded motion. Motion passed unanimously.

Economic Development Update: Peter Fox requested moving up the Economic Development Update and introduced Mike Kineward, Program Director of the Northern Rocky Mountain Economic Development District. Mike Kineward spoke of all the programs throughout Park County the NRMEDD is involved in. He asked the Board about partnering with the NRMEDD to do a very simple survey in Park County regarding business developing programs which the Board agreed to with minor changes to the wording on the survey.

Public Land Use Outreach & Education Process Update: Mike Inman said there have been some scheduling issues with Dr. Austin's grad student Lawson Moorman who has gotten a job as Planner in Flat Head County. This has made it harder for Dr. Austin to coordinate with Lawson to put everything together, and they are being given more time before they present their findings.

Gardiner Gateway Project Update: The project will have a plan design review on September 30th and October 1st. Utility work is underway and the County is working on obtaining easements, acquisitions and right-of ways. Phase one construction is due to start in the spring of 2015. Bill Berg said there has been a discussion with the Park Service Centennial Office in DC to see where the project stacks up.

CIP Update: Inman said Park County has hired a consultant who was formally the Finance Director for the city of Livingston and the lead for the state in putting together CIP's. He is expected to have a draft CIP by December 2014.

Grants/Projects Update: The County is waiting to hear back on the two Tiger grant proposals, and has slowed on applying for new grants at this time.

Recreational Trails Program (RTP) Grant Application Update: The County did receive 50% of the grant approximately \$25,000.00. The County is now looking at how best to utilize the funds received.

Growth Policy Update: Commissioners have approved developing a request for qualifications and a funding strategy for professional services to assist in updating the Growth Policy. Inman said the earliest the County would have funding for updating the Growth Policy would be next spring.

Trail Resurfacing Update: Inman said the trail resurfacing should take place next spring.

Online Atlas Update: Inman said the Planning Department has hired a GIS intern for three months to help with several GIS projects including the online Atlas. The intern will be working on the online Atlas as a briefing book.

Discussion of October Meeting Agenda: The October Planning & Development Board meeting will be in Cooke City starting at 11: AM.

Public Comment: None

Adjournment: 4:40 p.m.

Peter D.Fox
Chairman