

Planning & Development Board

November 20th, 2014

Park County, Montana

Attendance: Planning Board Members Peter Fox, Frank Schroeder, Rich Baerg, Bill Berg, and Traci Isaly. Also present Mike Inman, planning staff; Kristen Galbraith, Nittany Grantworks; Clint Tinsley, Commissioner; Steve Caldwell, Commissioner Elect and Ann Hallowell, citizen

Call to Order: 4:00 p.m., Peter Fox called the meeting to order in the Emigrant Hall, Emigrant Montana.

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

Approval of Minutes: The board reviewed minutes for the October 8th, 2014, meeting. *Frank Schroeder moved to approve the minutes. Traci Isaly seconded the motion. Motion passed.*

Conflict of Interest: None reported

Public Land Use Outreach & Education Process Update: A public meeting was held Wednesday 11/19/14 to present an Executive Summary and Report which has been posted to the Planning Department webpage. The webpage also has all the information regarding the entire process. The Board discussed ways to thank Dr. Austin and his grad student Lawson Moorman for all the work they did facilitating the process. Traci and Bill volunteered to look into getting them a gift on behalf of the Board. Peter Fox and Mike will draft a letter of appreciation and will cc the President of MSU and the head of Dr. Austin's department. Members of the Board asked Commissioner Tinsley and Commissioner elect Mr. Caldwell if the results of the Public Land Use Outreach & Education Process will be utilized by the Commission. The Board also discussed their takeaway from the entire process.

Gardiner Gateway Project Update: Phase 0 of the project has been completed. Dick Anderson Construction is going through the testing phase of the project. 100% Phase 1 design was on track to be completed this week, but may be a week late. The project will go out to bid and a selection made in January 2015 with construction starting in March 2015.

Combined Appropriations of Wells Update and Discussion: In October Montana First Judicial Court issued an Order on Petition for Judicial Review in *Clark Fork Coalition, et al v. Tubbs et al*. The decision concluded the DNRC's rule defining "combined appropriation" of "exempt" wells was unconstitutional and reinstated the DNRC's 1987 rule defining a "combined appropriation" of two or more "exempt" wells. This will take effect 11/21/2014. This means every parcel will be allowed one "exempt well" if a person drills a second well from the same aquifer they would be required to obtain a water right

or a letter from DNRC that shows that the wells are using two different aquifers. Subdivisions proposing individual wells and septic per lot would be required to obtain a water right for each parcel. The process can take several years and they may not receive the water right. This will have significant impact on future development.

CIP Update: All county department heads have been asked to identify any capital needs, purchases over five thousand dollars, for the next 5 years. The Commissioners are planning to hold a public meeting in December to unveil the final draft of the Capital Improvements Plan for the County. There will be a 30 day public comment period and the Commissioners will incorporate public comment and hold a follow up meeting in January with the final CIP complete sometime in February.

Economic Development Update: Peter Fox said Park County members of NREDD are meeting during the week of 12/15/14 and will be looking at the activity of the NREDD and focusing on the outcomes they would like to see. Peter also talked about the Big Sky community working on developing a targeted economic development district and if successful could carry over to Gardiner. The town of West Yellowstone has received a Community Development Block grant of forty thousand dollars to look into the housing issues they have. Peter said we have the opportunity to learn from West Yellowstone and what's happening there. Chris Salacinski has been working with the NREDD and Katie Weaver regarding future uses for the old hospital. The NREDD put out a business survey in the Shields Valley and the early response to the survey has been disappointing. Businesses are saying thanks but no thanks to any assistance from the NREDD at this time.

Grants/Projects Update: Mike Inman said the County did not receive the Transportation Planning Grant. The county is now into the fourth Federal Land Access Program Grant.

Recreational Trails Program (RTP) Grant Application Update: Mike Inman said the county has received about 60% of the grant money and he and Kristen Galbraith have gone out to identify places to put interpretive signage. Mike and Kristen met with MDT and KJL who was awarded the design contract for the trail extension. Because the trail is entirely within the MDOT right-of-way the county will not be involved financially or with the implementation, MDOT will be the project managers.

Growth Policy Update: The Commissioners requested Mike pursue funding opportunities to hire a professional firm to update the Growth Policy. One of the funding sources being looked at is a Community Development Block Grant and also funds from CIP. Mike said the county would apply for funds this spring, put together a request for qualifications in the summer and have a firm selected sometime in late fall.

Trail Resurfacing Update: Work is slated to start in the spring.

Online Atlas Update: Henry Hansen, the GIS intern, has been working for the last month and a half on the online version of the Atlas and has put it into what is called a briefing book. Mike said the briefing book was found to have limitations and they are now looking

at another format called a journal and hope to have the Atlas online and available for use by the end of the year.

Discussion of December Agenda: Broadband initiative, continued Public Land Use Process discussion and possible online Atlas presentation.

Public Comment: Ann Hallowell asked if the county would have to notify subdivisions that are currently in process about the Court decision regarding wells. Mike said when a subdivision is in the review process the subdividers will be told they are required to have DEQ approval and the DEQ will require that they have a water right for each parcel or they are exempt. Ann also expressed her objection to the county hiring an outside firm to facilitate updating the Growth Policy.

Adjournment: 5:50pm

Peter D. Fox
Chairman