

Planning & Development Board

February 21, 2013
Park County, Montana

Attendance: Planning Board Members Rich Baerg, Bill Berg, Peter Fox; Traci Isaly, Frank Schroeder and Lewis Wilks. Also present were Mike Inman, planning staff; Jim Durgan and Marty Malone, commissioners; Kerry Fee, PCEC

Call to Order: @ 1:30 p.m., Bill Berg called a meeting to order in the Community Room of the City-County Complex.

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

Approval of Minutes: The board reviewed minutes for the January 17, 2013, meeting. *Frank Schroeder moved to approve the minutes as amended. The motion was seconded.* Bill Berg noted the correct spelling of Steve Iobst. It was noted the January meeting started at 1:00 p.m. for subdivision training. *Motion passed.*

Conflict of Interest: None reported

Planning Department

Park County Land Use Outreach/Public Process Update and Discussion: Mike Inman, planning, said interviews for the first phase of the land use planning public process effort were conducted and he was awaiting review of a draft survey by the following week. He said an outreach process and timeline would be determined and the survey implemented, as the next step, and the planning board would be hosting meetings on the topic throughout the county.

Park County Atlas Update: Inman said maps had been created, in part, for education, employment, landownership, base map, updated cellular broadband and habitat connectivity. The board reviewed data from those and other dataset resources.

Inman said the atlas would give the department necessary data to update the county growth policy per statute.

Economic Development Update: Peter Fox said MSU Extension was advertising for a community development extension agent with applicant screenings to commence on February 25. He said Extension is looking into office space outside of the courthouse in order to house all agents in one office.

Fox said the Comprehensive Economic Development Strategy (CEDs) was completed and submitted by the Northern Rocky Mountain Economic Development District.

Gardiner Gateway Project Update: Berg said the county submitted a grant for Federal Lands Access Program funding with the assistance of Nittany Grantworks to help fund Park County's efforts in the Gardiner Gateway Project. Berg said the three-year \$10 million grant application would require a local match of \$1.5 million to come from the National Park Service, potential resort tax funds, Park County and fundraising. Berg said he and Commissioner Malone met with the governor to educate him to the project and what former Governor Schweitzer had committed to.

Oil/Gas Lease Mapping Discussion/Recommendation: Inman said he spoke with an individual willing to provide a bid to create an oil and gas lease map for Park County as a potential chapter to the atlas project. He said he had about \$1,000 in his budget for professional services. Fox said he thought such information would be invaluable. Lew Wilks said the topic continued to be among the largest the planning board dealt with as far as community interest, and he whole-heartedly supported the proposal.

Peter Fox moved to support the creation of the mapping described by Inman for the entire county to identify oil and gas leases and options. Lewis Wilks seconded the motion. In discussion, Kerry Fee, Park County Environmental Council (PCEC), said no other leases existed in Park County other than in the Shields Valley. He said five leases in the Emigrant area owned by Conoco had expired. There was discussion about other leases in Park County. Fee said PCEC and the Natural Gas Committee were ready to assist the board in the proposed effort. *Motion passed.*

Legislative Updates: Inman provided the board with a handout of current legislation proposed in Helena relevant to land use, as provided by Tara DePuy, MACo contract attorney. He said the individual bills were of the same content as the single large land use bill last proposed. He said a subdivisions-for-rent-or-lease bill would be a big issue in Park County if passed.

9th Street Island Land Acquisition Update: Inman said the county did not acquire the property, as it was sold to a third party, possibly the adjoining property owner. He said the sale sparked discussion of the need for a master plan for flood prone areas in Park County should a similar opportunity arise in the future.

Discussion of March Meeting Agenda: Inman said he hoped the atlas would be to a point where the board could assist with layout of datasets. No subdivisions would be reviewed. There was discussion about the proposed tire pit in Paradise Valley, a Solid Waste Board policy to accept tires and land use during the one-year anniversary of the former donut zoning district.

Public Comment: None

Adjournment: @2:50 p.m., the meeting adjourned.

Bill Berg
Chairman