

Planning & Development Board

March 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; Shannan Piccolo, civil deputy county attorney; Jim Durgan, commissioner

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 February 21, 2013, meeting. *Frank Schroeder moved to approve the minutes. Lewis Wilks seconded the motion.* Bill Berg noted an incorrect grant dollar figure of \$10,000-million (for the Gardiner Gateway Project). Minutes should read "...an application dollar figure of \$10 million." *Motion passed.*

Conflict of Interest: None reported

Planning Department

Oil/Gas Lease Research Update: A meeting was held with the commissioners on the topic the previous week asking the Commission to support the Planning Board's recommendation to research all oil and gas leases in the county, past to present. The Planning Department had \$1,000 for the effort and the Commission voted to fund the remaining balance of the \$2,800 effort, less printing costs. Commissioner Malone voted against funding the effort. Lew Wilks asked if unused funding could be put toward the Atlas project.

Park County Atlas Project Update: Mike Inman said he would meet with the GIS Department the following week to address historical information geospatial references and oil and gas lease information as it pertains to the atlas project. Inman presented a "new-age" map option used by more of the user population compared to only 10 percent using the originally proposed "mega map." Target atlas completion date is early summer.

Fleshman Creek Project Update: Inman said the county the previous week submitted to FEMA a formalized change of preliminary design project scope request. That change may require an additional environmental assessment. Also submitted was a project extension request, from July 2013 to July 2014.

Gardiner Gateway Project Update: Berg said funding for local projects outside of the \$10-million project continues. The project was nominated for a state partnership tourism award.

Land Use Outreach Project Update: Inman said the initial survey continues to be drafted and advertisement strategy considered, as well as how autumn community forums should be designed. The board discussed necessity of maintaining focus of the overall discussion goal in light of opinions that may steer discussions in tangential directions.

Legislative Update: A proposed interim zoning bill would make implementing interim (emergency) zoning more difficult by requiring impact studies, as well as reducing the initial interim period from 12 months to 6 months. Civil Deputy County Attorney Shannan Piccolo said MACo supports the bills despite it taking an option/power of authority from county commissions.

Piccolo and Inman reviewed other proposed bills relative to land use and land use planning. Peter Fox asked if a county government can implement a Tax Incremental Finance (TIF) District.

Economic Development Update: Fox said MSU Extension was apparently close to selecting a county economic development agent, the process of which had been non-communicative, papal and thus irritating. Fox said he was concerned how the agent would interface with the county planning board and the NRM Economic Development District would be defined. Fox and Wilks said they could not discern who would make the final decision on the agent hire. Commissioner Malone is the county representative on the selection panel. Fox said perhaps Malone and MSU Extension Representative Steve Sieglund should be asked to attend the next planning board meeting to brief the board on the status of the process.

Wilks asked Inman to draft a letter to Sieglund requesting an established structure through which communication would be assured and flow between the agent, the planning board and NRMEDD. *Lewis Wilks moved to send the letter as discussed. Peter Fox seconded the motion. Motion passed.*

Discussion of Next Meeting Agenda: Berg and Wilks not available for April meeting. *Lewis Wilks moved to not meet in April. Traci Isaly seconded the motion. Motion passed.*

The July board meeting was moved to July 11.

Public Comment: Addressing an inquiry from board member Tracy Isaly, Inman said Sky Federal Credit Union reneged on offering the county first right of refusal to purchase a parcel on 9th Street Island for the appraised value of \$120,000. Citizen Brad Sheppard purchased the property for \$10,000 more with an assumption a conservation easement would be implemented. The bank afforded the county an option to purchase the property for the \$130,000 price. The county could not negotiate on price above appraised value. The property owner has proposed a three-phase development plan for the property through the Park County Planning Department to include rebuilding a shop building, applying for a joint application for a culvert to conduct flood mitigation work, and

request for Park County to hold the conservation easement on the property. Inman said the permitting application process through the Army Corps of Engineers, Montana DNRC and county floodplain administration would commence. Piccolo said the County Attorney's Office was unlikely to rule the county is in position to hold a conservation easement.

Adjournment: @2:53 p.m., the meeting adjourned.

Bill Berg
Chairman