

Planning & Development Board

February 16, 2011

Park County, Montana

Attendance: Planning Board Members Bill Berg, Peter Fox, Dave Haug, Traci Isaly, Dale Reinhart and Frank Schroeder. Also present were Mike Inman, planning staff; Shannan Piccolo, legal counsel; Philip Fletcher, economic development; Jonathan Roen, surveyor; David Avant, applicant (via telephone).

Call to Order: @1:30 p.m., Chairman 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 considered approval of minutes for the January 19, 2012, meeting. *Frank Schroeder moved to approve the minutes. Lewis Wilks seconded the motion. Motion passed.*

Conflict of Interest: None reported

Review of General Board Policies: Bill Berg said board members should be mindful of proper board conduct, email correspondence and maintaining confidentiality.

Discussion of Subdivision Site Visits: Berg said some subdivision reviews are difficult when board members do not visit the site prior to meetings. There was discussion about amending board bylaws to require site visits and holding site visits on the same days as subdivision review meetings.

Recap of Subdivision Review Training Session: The board reviewed a subdivision review training session provided by legal counsel during the January meeting.

Planning

Review/Consideration of D'Ewart First Minor Subdivision Preliminary Plat Application

1. Brief Introduction by Chair: No introduction
2. Presentation of Subdivision Administration Report by Subdivision Administrator: Mike Inman said the proposed subdivision is a one-lot, five-acre, first minor subdivision at the intersection of Kister Hardy Road and U.S. Highway 86/Flathead Creek Road. He said the applicant is proposing a single-family residential structure for summer use.
3. Presentation by Applicant(s): Jonathan Roen, civil engineer/land surveyor, said the applicant would like the Planning Board to remove requirements of having to meet with

the school district and sheriff's office, exterior lighting prohibitions, livestock limitations and installation of a fire fill site.

4. Public Comments on Water and Sanitation Information: None made

Discussion, Findings, Determination and Board Recommendation: Dale Reinhart said he disagrees with relaxing the fire fill site requirements because it is a public health and safety measure, and the requirement took the board a long time to put into place. Traci Isaly said she feels the noxious weed requirements should be adhered to. Dave Haug said he agrees with the fire danger in the area and a dry hydrant in the adjacent creek may be an option. Schroeder said he has an issue with permitting exterior lighting.

Dale Reinhart moved to approve the subdivision with the findings and conditions as stated in the staff report except for a wording change in Condition 5 and 6 to state "the applicant shall meet with in person or call over the telephone..." Frank Schroeder seconded the motion. Motion passed.

Planning Department Updates: Inman said discrepancies between the county's proposed interim donut zoning district map and actual city of Livingston boundary have been rectified, but Surveyor Fred Hall is still updating a corresponding legal description. He said after that work is completed, a legal advertisement will be run once a week for two weeks, and a public hearing will then be scheduled for the Commission to consider enacting the interim zoning measure.

Inman said the planning for wildlife and people grant working group is putting together a brochure with species/area-specific data, complete with GIS maps for the Shields Valley, Paradise Valley, I-90 corridor, Gardiner Basin and Cooke City/Sliver Gate areas. He said following that effort, two other brochures will be generated to discuss wildlife/human conflicts relative to private property attractants and water sources.

There was discussion about going to electronic subdivision applications to cut down on paper and mailing costs. Haug and Schroeder said they prefer to use paper copies.

March Agenda – Planning: Inman said the Stenberg Subsequent Minor subdivision may be ready for review in March. He said he will provide an update on the interim zoning process and other projects.

Economic Development

Economic Development Updates

Philip Fletcher, economic development, said the county may have an economic development department, but no director has been appointed to that department and no decision made on what work that department is supposed to do. He said Comprehensive Economic Development Strategies (CEDs) for Gallatin and Park Counties are being worked on by the Northern Rocky Mountain Economic Development District (EDD), and

weekly EDD staff meetings are now taking place. Fletcher said that staff will begin the public education and participation portion of the CEDS in the next couple of weeks. Fletcher said the city of Livingston will take on the effort for its interests, and the county economic development department will hold individual town meetings throughout the county which will be a lengthy, labor-intensive process. He said the EDD will also hire an executive director.

Peter Fox said he and Commissioner Malone are on the executive committee representing Park County, and nine applications have been submitted for the half-time EDD director position. Fox said his personal feeling is there has not been a lot of engagement from Park County in the EDD effort until recently and he feels initiative and leadership needs to be taken to better align the county government with the city of Livingston, which has been lacking. Fox said he feels very uncomfortable regarding the detail of what now exists for the CEDS material and asked Fletcher to develop a timeline and recommended action steps for the citizen members to take during working groups. He said a unified CEDS for Park and Gallatin Counties needs to be completed by the end of September. Fletcher said he will have a business plan for the CEDS out in less than two weeks, and he wants to start the public process in Gardiner in mid-March. Fletcher said he provided Park County's entire economic development database to the Gallatin County economic development planners, as well as the city of Livingston. He said he will produce a database chapter at least once a month for each EDD workshop, which will result in a Park County almanac showing planning trends.

March Agenda – Economic Development: None

In other discussion, Schroeder commented on a contentious public meeting he attended for a proposed Class III solid waste monofill application for tires on Chicory Road in Paradise Valley. Schroeder said the application was approved by Montana DEQ to go to public comment. He said noise, dust, fire and diminishing property value issues, as well as enforcement, were discussed at the meeting, and meeting attendees questioned the DEQ's facts and process in the matter. Schroeder said such proposals may be reason to consider zoning in Park County.

The board discussed submitting a statement on the issue on behalf of the county planning and development board, and a special meeting may be scheduled to do such.

Public Comment: None

Adjournment: @4:08 p.m., the meeting adjourned.

Bill Berg
Chairman