

Planning & Development Board

August 9, 2012
Park County, Montana

Attendance: Planning Board Members Bill Berg (via telephone), Dave Haug, Traci Isaly, Peter Fox, Dale Reinhart, Frank Schroeder and Lewis Wilks (via telephone). Also present were Mike Inman, planning staff; Philip Fletcher, economic development.

Call to Order: @1:30 p.m., Vice-Chairman Dale Reinhart 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 July 12, 2012, meeting. *The board approved the minutes.*

Conflict of Interest: None reported

Economic Development

Review of the County's Economic Development Staff Initiatives and Proposed Work Program: Philip Fletcher, economic development, said he submitted a proposed economic development department work program as requested by the Commission, and he will spend a large percentage of his time through October 31 completing the county's Capital Improvements Program. Fletcher said the board has the second version of that draft, but he does not think any decision should be made until the Comprehensive Economic Development Strategy is completed so as to focus on implementation of CEDS recommendations. Fletcher said he also believes the work program should be generated from his office and the board rather than presented directly to the county commissioners.

Lewis Wilks said he is curious who was involved with the opportunity where a company was interested in relocating to Park County since the county economic development subcommittee was not involved. He also asked the point of contact and the individual with accountability for ensuring all things the company needed were provided. Fletcher said he is generally the initial point of contact and he involved Stuart Leidner of Prospera Business Network, Montana Rail Link and Rob Gilmore of NRMEDD. Fletcher said the inquiring companies are confidential and provided no names, and all efforts took place via telephone. He said legitimacy of such inquiries is determined through a screening process. Peter Fox said he would like a written report on the anonymous inquiries and the information gathered and processes followed in moving on those inquiries. Wilks said a series of programmed responses should be applied to such inquiries. Frank Schroeder asked how Fletcher could know what company he is talking to if the company asked to remain anonymous.

Fletcher said he would like the board to consider increasing the membership of the board's economic development component to include members of the general public.

Planning

Land Use Planning and Public Process Discussion/Development: Mike Inman, senior planner said he drafted and emailed to board members at the board's request a 90-day timeline of resources and options for moving forward with implementation and design of a land use planning effort, complete with his suggestions. Inman said MSU Extension may be able to assist with the public outreach process. Reinhart said he is surprised the only two options to the board are through zoning or building codes. Inman said state law is particular about what can be regulated and how regulation is done, prohibiting a county from spot zoning.

There was discussion about researching land use options through an educational component that may be used by the Commission after the November election should it opt to pursue the issue.

County Atlas Table of Contents Discussion/Process: Inman said the seeking of funding for the atlas continues, and a subcommittee of board members is needed to develop a table of contents and the process to development the atlas. The board said Inman can develop the table of contents and process and present it to the board for review unless political factors make such undesirable. Wilks said private commitments are lining up to fund the effort.

Staff Updates: None

September Agenda: No report

Public Comment: None

Bill Berg said the Montana Department of Commerce submitted a \$250,000-check to the town of Gardiner for commencement of the Gardiner Gateway Project.

The next regularly-scheduled Planning and Development Board meeting will be held on September 20.

Adjournment: @2:18:37 p.m., the meeting adjourned.

Bill Berg
Chairman