

## Planning & Development Board

July 12, 2012

Park County, Montana

**Attendance:** Planning Board Members Bill Berg, David Haug, Traci Isaly, Peter Fox, Dale Reinhart, Frank Schroeder and Lewis Wilks. Also present were Mike Inman, planning staff; Shannan Piccolo, civil deputy county attorney; Rob Gilmore, NRMEDD; Kerry Fee, PCEC; and Commissioners Durgan, Malone and Taylor.

**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 June 13, 2012, meeting. *Peter Fox moved to approve the minutes. Lewis Wilks seconded the motion. Motion passed.*

**Conflict of Interest:** None reported

### **Economic Development**

**Update on Economic Development Activity in Park County:** Rob Gilmore, Northern Rocky Mountain Resource Conservation and Development Economic Development District (EDD), updated the board on the district and activities, which has included redefining its mission to include a business assessment and risk mitigation program with data generated through surveys in Park and Gallatin Counties.

Gilmore said a joint Park/Gallatin County Comprehensive Economic Development Strategy (CEDS) has been in the works for weeks, and that document is currently being written by individuals in both Park and Gallatin Counties after most of the socio-economic data was gathered and the community input phases completed. He said the strategy document will not be available for public viewing for three or four more weeks, after which time a 30-day or so public input period will be held to strengthen the document. He said an extension to the completion date has been extended from September to November.

Gilmore said Gardiner has received funds to conduct a project simultaneously with a National Park Service Yellowstone National Park gateway entrance program, and he is working with Gardiner when he has time to assist with developing funding strategies.

Gilmore said the district is approaching stakeholders for funding for Fiscal Year 2013.

Peter Fox said he understands the district will have to move away from primarily government financial support and engage the private sector for funding. Gilmore said

such is partially correct. He said the district's business plan seeks to identify new sources of revenue, but in the meantime the goal is to ensure all services and products the district provides are beneficial to current funders. Gilmore said employee recruitment and retention efforts will also be focused on through the Park County BEAR (Business Expansion and Retention) program.

Frank Schroeder asked if Park County is sufficiently assisting Gilmore in his efforts toward the CEDS and district efforts. Gilmore said he has absolutely gotten good contributions financially and through local services and programming. Fox asked if Gilmore could use more involvement from Park County Government resources. Gilmore said more assistance is always appreciated. Wilks said Gilmore's efforts on the behalf of Park County toward the EDD and CEDS effort has been exceptional, and the board wants to continue supporting Gilmore and improve in that support if possible. Gilmore said a working group meeting of all stakeholder entities supporting the EDD efforts may help in filling a small void in Park County.

## **Planning**

### Countywide Land-Use Planning Public Process Discussion:

Inman said the board previously decided to conduct research and have a discussion as to what type of public process it can implement to move forward with a possible countywide land-use planning effort. Inman said the issue first arose from the annulment of the former donut zoning district regulations. Wilks said he thinks the board and staff needs to generate an outline and framework of how discussions should actually be implemented. He said such could supplement the board's proposal to the Commission regarding its goals in educating and gathering information from county residents regarding countywide land-use planning sentiments. Wilks said gathering input from a wide range of residents could help challenge a group of individuals who have a biased interest in steering an outcome to any land use process or decisions.

Inman said he can consult county and MACo attorneys to discuss potential solutions and the parameters within which the board can pursue the land use issue. He said he can also explore venues and a process to gather public process that will elicit responses from not only the vocal minority but the silent majority. Fox said perhaps the board can create a backward timeline of the process with the end point being when the board would like to launch the effort. Inman said he develop a process for 90 days backward and have it to board members in time to discuss it and board member comments at the next meeting.

Update on Park County Atlas: Inman said he has a meeting scheduled with the Commission on July 18 to discuss the proposed atlas with Future West and Gage Cartographics present to request match funding from the Commission to be matched by area residents. He said Future West told him coming up with half of the project cost, \$12,000, will give the project a go and a start. Inman said seven funders have committed with two others floating. Wilks said he thinks the Commission should be asked for \$7,500 in matching funds.

Fox said the Park County Community Foundation may provided \$2,000 to \$4,000 toward the project and has invited board members to attend a meeting on July 24 to discuss the issue.

Update on Planning for People and Wildlife Brochures: Inman said the project is in a holding pattern until Montana FWP verifies statistics it provided for the project. Inman provided prototype brochures for review.

Update on Cooke City Zoning Regulation Amendments: Inman said the local zoning advisory committee has finalized its draft, which is currently under review by county legal counsel. Inman said he will schedule a public hearing for approval with the advisory committee and Planning and Zoning Commission once the legal review is completed, and he hopes to have regulations in place by late summer or early fall after two required public hearings will be held. Inman said the committee opted out of changing any district designations, and individuals must request zoning changes.

Adkins Class Three Tire Monofill Update: Civil Deputy County Attorney Shannan Piccolo said a discovery and motion dates have been set for Mike Adkins' appeal of the county health official's decision to deny Adkins' tire monofill application. Piccolo said a separate group of property owners in Paradise Valley have hired an attorney in attempt to intervene and join the case. Piccolo said a hearing will be held similar to a scaled-down mini trial with witnesses, exhibits and a hearing examiner. She said Adkins recently filed an amended complaint setting forth his basis of his appeal. She said any decision in the administrative procedure process can be appealed to the district court.

**Public Comment:** None

In other discussion, Frank Schroeder said he has real disappointment of what he thinks is the inadequacy of the work program submitted by the economic development department as it relates to the county capital improvements program and CEDS. Schroeder said he does not think Park County is carrying its weight when listening to Gilmore's specific plans and timelines and list of individuals he is trying to involve in meeting EDD goals. He said the decision of which county and EDD agency Park County would partner with was a big deal at the outset, as Park County feared it may be overwhelmed or under-represented as the smaller county in the effort. Schroeder said Gallatin County has performed very well and picked up Park County's slack. Schroeder said he was disappointed in and unimpressed with the work plan as presented, which could take five years to complete with the proposed sequential analyses opposed to parallel efforts. He said he sees the proposed work plan as counterproductive and almost obstructive to the county reaching its goals. Traci Isaly said she concurred.

Wilks asked whether it is appropriate for the board to set an agenda item to thoroughly review of the county's economic development staff initiatives and proposed work plan.

Fox said he has sat in on economic development department update meetings in the Commission Office and there appears to be an internal staffing issue within Park County as apparent as the air one breathes, which is in the commissioners' bailiwick to resolve. Fox said he thinks it is the board's responsibility to inform the Commission its strategy of using internal staff resources relative to Park County's participation in the specialized EDD effort is not working and other approaches perhaps should be considered. Fox said missing the current opportunity to succeed in the recently reformed EDD could set Park County back for a long time.

Reinhart said Gilmore said everything is going fine, and the board should be focused on end product and not the process. Wilks and Fox said the product is what they have concern with based upon the proposed work plan submitted. Schroeder said he agrees the output is lousy and the county needs to be diligent in getting the effort back on track in quick time. He said an agenda items is not to dwell on the past or castigate staff, but to get the effort going forward in the proper way.

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**Adjournment:** @ p.m., the meeting adjourned.

Bill Berg  
Chairman