

Planning & Development Board

June 13, 2012
Park County, Montana

Attendance: Planning Board Members Bill Berg, David Haug, Traci Isaly, Peter Fox, Dale Reinhart and Lewis Wilks. Also present were Mike Inman, planning staff; Barbara Woodbury, environmental health; Philip Fletcher, economic development; Commissioners Durgan, Malone and Taylor; Dann Babcox, PCRFD#1; Kerry Fee, Chuck Donovan, Dan and Sue Nelson, citizens.

Call to Order: @10:00 a.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 May 17, 2012, meeting. *Peter Fox moved to approve the minutes. David Haug seconded the motion.* In discussion, Lewis Wilks requested a revision to Page 2, paragraph six, noting the minutes incorrectly state Bill Berg abstained from voting on an issue regarding the donut zoning district when he in fact voted in favor of the motion. *Motion passed.*

Conflict of Interest: None reported

Gardiner Gateway Project Update: Bill Berg said a Memorandum of Understanding will be signed on June 14 by all players involved in the proposed Gardiner Gateway Project that will result in a new entrance/exit design and infrastructure improvements to Yellowstone National Park's north entrance.

Discussion of Former 'Donut' Zoning Jurisdiction and Public Process: Dale Reinhart said he hopes the current meeting will bring the Commission and Planning Board closer to agreement on the zoning issue regarding the former donut area. Wilks said he is concerned about process and wants to be sure the planning board is not moving ahead in a presumptive way regarding zoning changes, use of staff time and Commission sentiment. He said he would like to move ahead with an education process to ensure citizens understand the processes by which differing types of zoning could result, but he is looking for the Commission to okay the board to initiate a countywide education process and use of staff time to do so. Fox said he has concern that failing to address zoning issues may result in an Achilles heel in hindering economic development movements the county may wish to pursue in the future. Haug said he thinks the present is a good time to consider a zoning issue, as development at this time is minimal. Traci Isaly said she feels the issue at present is about leadership and it is the responsibility of community leaders to do what is best for the county and its communities, sometimes in spite of public sentiment.

Commissioner Taylor said he endorses the idea to involve and educate the public regarding zoning issues.

Barbara Woodbury, environmental health, said zoning does not necessarily mean one is anti-private property rights. She said she feels her private property rights are less protected now as a result of her property in the former donut zoning district no longer under protections that existed for decades.

Commissioner Durgan said he appreciates the board articulating what it can do for the county regarding the zoning issue. Durgan said the commissioners so far have not been forthcoming in seeking additional information on the zoning issue as it stated it would in a public meeting on the issue.

Citizen Chuck Donovan said he thinks zoning is probably a good thing for residential properties. He told the board to not approach the effort as if it is a collective right of the people. Donovan said perhaps the board could have a televised debate on the issue.

Kerry Fee, Park County Environmental Council, said Park County has skirted by without zoning in light of three recently proposed land uses, a chicken processing plant, tire monofill and Mission wind farm. He said he thinks the city of Livingston should be engaged in zoning discussions, as the issue affects the city. Fee said he recently attended an oil and gas conference in northwest Montana, and all officials attending that meeting said to get ducks in a row to address extraction activities when they arrive. Fee said PCEC supports the board's efforts regarding donut zoning district discussions.

Citizen Sue Nelson said she suggests the board discuss zoning issues separately with individuals concerned with commercial, residential and agricultural zoning. She said defining how and where the donut zoning district grows due to city annexations is important for landowners who become absorbed into that changing boundary.

Philip Fletcher, economic development, said he has been working with a modest electronic manufacturer from southern California interested in relocating to Park County and build a 5,000-square foot office and manufacturing park with an employee residential community. He said the potential for fracking in Park County has resulted in a stumbling block with their concern of a lack of zoning to protect their investment. Fletcher said he encourages the board to be diligent in accelerating some sort of land regulation in Park County.

Commissioner Malone said he thinks the board and the Commission needs legal counsel on how far the county can go regarding zoning, because he understands state law draws a fine line in how much the county can assist residents with zoning issues. He said he thinks any zoning considered should be countywide and the board should educate itself on zoning of a whole state and determine what other counties are doing. Malone said the board should especially read the current zoning regulations in Park County.

Civil Deputy County Attorney Shannan Piccolo said he does not think there is any issue with the board educating the public about zoning processes and options.

Wilks said he proposes reviewing the board's zoning research efforts in the next board meeting.

Economic Development Update

Fletcher said he has been asked to write the Park County portion of the Economic Development District (EDD) Comprehensive Economic Development Strategy (CEDS) and is spending much of his time on that effort. Fletcher said Gallatin County will write its portion and the EDD will then put the comprehensive document together. He said the final product is due at the end of August.

Fletcher said grant monies exist to possibly fund facilitator services.

Fletcher said the Revolving Loan Fund contract expires in a few weeks, but the Commission will have a public meeting to consider whether to renew a contract with Prospera Business Network for two more years.

Fletcher said he has totally redesigned the county's Economic Development Department website with numerous applicable links, including Prospera's Site Selector database.

Fox asked Fletcher how far along he is on his draft of the CEDS and asked if he will share that information with the four Park County members of the EDD or with the planning board. Fletcher said his director supervisor is Rob Gilmore, who will decide what will be done with the draft once finished, which should be completed in a few weeks. Fletcher said Gilmore specifically asked him to write a draft of the Park County portion of the CEDS and submit it to Gilmore for synthesis. Fox said he is concerned that the county committee will have a little amount of time to review the draft before it is finalized at the eleventh hour.

Fletcher said the two-county-version of the draft CEDS plan will undergo public meetings for review. He said there is no plan to take the Park County portion of the draft and run it through more review.

Planning

Update on Park County Atlas: Mike Inman, planning, said he has been helping facilitate the process to move the proposed Atlas project forward per board and Commission requests. Inman said a goal of the project is to develop an interactive mapping program for the city and county to be hosted by the county GIS Department, which will allow for a living, updatable document as new data becomes available. Inman said he has met with the county GIS Department and Gage Cartographics to provide data and format for a start to the project. He said a funding strategy is also being generated, including possible \$11,000 to \$13,000 in donations toward the \$24,000 project. Inman said the new product

will replace the county's entire existing mapping system. He said the process to complete the project could take six months, but funding may drive the completion timeframe. Inman said maintenance costs should be minimal.

Update on Planning for People and Wildlife Brochures: Inman said a final product of the first brochure is close to fruition. He said he will meet the following week with a graphic designer to finalize design and prototype options. Inman said the team comprised for the effort will then review those options, and the next line of brochure topics will be further researched.

Update on Cooke City Zoning Regulation Amendments: Inman said he will meet with the local zoning advisory committee the following Tuesday and required legal notices and a final presentation to the Planning and Zoning Commission will then take place for approval.

Inman said the positive aspect of the Cooke City Zoning Regulations is written process and protocol in working and proposing land uses within the regulations, which is not the case with the other citizen-initiated zoning districts in Park County.

Early Childhood Development/Economic Development: Inman said he attended a Pathways Initiative with many different types of child wellbeing and childcare providers that focused on those disciplines' ability to positively affect economic development and long-term investment in a community.

Public Comment: None

Adjournment: @ 12:10 p.m., the meeting adjourned.

Bill Berg
Chairman