

# Planning & Development Board

May 17, 2012  
Park County, Montana

**Attendance:** Planning Board Members Bill Berg, David Haug, Traci Isaly and Peter Fox, Dale Reinhart, Frank Schroeder and Lewis Wilks (via telephone). Also present were Mike Inman, planning staff; Philip Fletcher, economic development; Jim Durgan, commissioner; Mary Anne Keyes, MSU Extension; Mark Westenskow, CTA Engineering.

**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:** Philip Fletcher, economic development, said he sent out an email that morning containing dialogue between Rob Gilmore (Northern Rocky Mountain Economic Development director) and himself concerning aspects of the Comprehensive Economic Development Strategy (CEDS) effort. Fletcher said he would like to schedule a meeting with the local members associated with that committee in the near future.

**Approval of Minutes:** The board considered approval of minutes for the April 19, 2012, meeting. *David Haug moved to approve the minutes from April. Traci Isaly seconded the motion. Motion passed.*

**Conflict of Interest:** None reported

**Fleshman Creek Project Update:** Mark Westenskow, CTA Engineering, provided an overview and update of the Fleshman Creek Restoration Project goals, scope of work and timeline via a presentation he said was initially given as a project kickoff and developed by CTA and Oasis Environmental. Westenskow fielded questions from board members.

## **Economic Development**

No report

## **Planning**

**Update on Former “Donut” City/County Zoning Jurisdiction and Regulations:** Senior Planner Mike Inman said the commissioners are in the process of taking public comment and holding meetings to determine whether to initiate 201 (county-initiated) zoning or do nothing with the potential for citizens to initiate citizen-initiated zoning.

He said the Commission decision at the March 28 public hearing to delay a decision on implementing interim/emergency zoning to collect more public comment on the issue negated the ability to use that zoning option per a county attorney legal opinion. Inman

said the Commission met again the previous week and moved to hold an additional meeting in the future on the topic to gather further public comment, but he does not know when. Inman said Commissioner Taylor commented he was moving in the direction of favoring citizen-initiated zoning, and Commissioner Malone identified he would like to gather additional public comment. He said Malone mentioned he will somehow mail all the residents in the donut district an invite to that meeting to express whether they would like the county to initiate zoning or whether they favor 101 zoning.

Bill Berg read into the record a letter from board member and donut resident Dale Reinhart regarding his sentiments and concerns the former donut zoning district no longer has protections for landowners and difficulty in restoring former protections.

Frank Schroeder said he is trying to gauge the interests of the commissioners on the donut issue before the board makes any effort in looking into it, because he feels the Commission's actions have shown they just hope the issue goes away rather than attempting to address it.

Commissioner Jim Durgan said he definitely encourages the planning board to go forth with information gathering on the donut zoning issue and enlighten donut area landowners about zoning processes. He said citizens are still not clear as to what type of situation they face now without the donut area, and that situation could potentially be disastrous. Durgan said he feels a serious situation now exists and has felt from the start the county should address the issue. He said he fears merely going along as-is will result in becoming stuck if someone proposes a contentious land use.

Fletcher said he strongly recommends the board look at land use regulations and alternative options beyond Euclidean zoning.

Traci Isaly moved the county initiate the process to restore and update the donut zoning district in Park County, and by way of initiating that process the commissioners grant the Planning and Development Board the opportunity to open the door to the public process by having some public meetings with people in the donut sooner than later to bring their thoughts and concerns to the table. Frank Schroeder seconded the motion. Isaly retracted her motion and Schroeder accepted Isaly's friendly amendment as follows: *Traci Isaly moved the Planning and Development Board thinks the Commission should initiate the process to restore and update the zoning district in Park County, and the board would like to propose a meeting in the very near future to sit down with the commissioners and discuss how to move forward with that. Frank Schroeder seconded the motion. Motion passed.* Lewis Wilks voted in opposition to the motion. Inman said he suggests the board may learn why the Commission feels as it does or does not regarding the issue if it has a joint meeting to discuss the issue. He said the Commission has not spoken to him about initiating anything regarding the donut zoning issue, including preparing a mailer to every donut landowner as it said it would in a May 9 meeting.

The board asked Inman to request a meeting with the Commission in early or mid June.

Cowboy Hall of Fame Update: Mary Anne Keyes, MSU Extension, said Big Timber was selected as the host city of the Montana Cowboy Hall of Fame and Heritage Center, primarily because Big Timber had an empty building and completed infrastructure already in place. She said Livingston is the second choice for the host city if within 90 days things do not work out with the Big Timber location.

There was discussion about an interactive presentation aid that enables attendees to weigh in on the presentation via questions and answer results are visible to all attending in graphic and other cumulative formats.

Update on Park County Atlas: Inman said a meeting was held with the Commission to discuss moving forward with the atlas as recommended by the Planning Board. Inman said the Commission okayed moving forward with the effort, and Inman met just that morning with Future West, Gage Cartographics, Rob Gilmore of NRM EDD; the Gallatin County Planning Department, Berg and Park County GIS personnel to discuss funding strategies, how collaborative efforts can move forward and scheduling a future planning meeting in Bozeman.

Inman said a goal is to update Park County GIS data through the atlas as a comprehensive mapping and data system. He said the board needs to provide three volunteers to assist in determining additional needed/desired data layers. Berg and Isaly volunteered.

Update on Planning for People and Wildlife Brochures: Inman said GIS layers are being created and text and graphics will be added into the already-created brochure layout. Inman said a series of brochures will be created in the future beyond just living with wildlife.

Update on Cooke City Zoning Regulation Amendments: Inman said he is scheduling a follow-up work session with the local advisory board in hopes of finalizing a working draft of regulations. He said he may hold off on finalizing the regulations until after the development season.

**Public Comment:** None

**Adjournment:** @3:38:15 p.m., the meeting adjourned.

Bill Berg  
Chairman