

## **Planning & Development Board**

September 20, 2012

Park County, Montana

**Attendance:** Planning Board Members Bill Berg, Dave Haug, Traci Isaly, and Dale Reinhart; Frank Schroeder with Lewis Wilks & Peter Fox (via telephone). Also present were Mike Inman, planning staff; Commissioners Durgan and Malone; Raea Morris, administrative assistant; and Ted Madden, Park County Community Foundation.

**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 August 9, 2012, meeting. *Traci Isaly moved to approve the minutes from August. Lewis Wilks seconded the motion. Motion passed.*

**Conflict of Interest:** None reported

**Economic Development Update:** Bill Berg asked Commissioners Durgan and Malone what the Commission expects from the Planning and Development Board in regards to economic development efforts from the current point forward. Commissioner Durgan said Park County no longer has an Economic Development Department, and the Commission is in the discussion stages of contracting with the MSU Cooperative Extension Service for economic development efforts in conjunction with the city of Livingston. Commissioner Malone said he is committed to a strong economic development program in Park County, and the board is a big part of such a program.

**Discussion of Wildfire Activities in the Wildland Urban Interface (WUI):** Mike Inman, senior planner, said the Pine Creek Fire opened the door for renewed discussion on the WUI. Inman said he was asked by an inspector whether Park County had building code requirements in the area where the fire started. The county has no building codes or permit processes outside of community-initiated zoning districts. He said it would be difficult to map the WUI, as each resident is best determined on a case-by-case basis. He said fire safe communities are a direction to head beyond individual fire safe properties, as are regional water supplies beyond individual residence water sources.

### **Planning Department**

**County Atlas Table of Contents (TOC) Discussion and Possible Determination:** The board asked Inman to provide a list of TOC items for prioritization. Inman said he thinks individuals working on the effort can pare down items to 60 to 80 topics, which would then be brought before the board for comment. He said \$15,000 has been secured for the \$24,000-project so far, \$5,000 from a Sonoran Institute grant, \$5,000 in individual

contributions and \$5,000 matching funds from the county commission. Ted Madden said the Park County Community Foundation is happy to be involved in the project on the backend, and may discuss the issue at its meeting the following Wednesday.

Land Use Planning and Public Process Discussion/Development: Inman said he met with Berg, Wilks and an MSU professor after the last board meeting at the board's request to discuss the option of MSU assisting with facilitating the public process for a countywide land use planning educational effort. He said the MSU Political Science Department head also may be able to assist with reaching the silent majority to obtain quantitative and qualitative statistics on the issue through his research efforts. Inman said that professor will provide a two-pronged approach he will pass through Berg and Wilks for a final full board decision. He said a spring 2013 implementation schedule may be attainable without any out of pocket expense to the county. There was discussion about researching Diane Papineau's past work on the subject.

**Staff Updates:** Berg said the town of Gardiner received a \$55,000-grant for the Gardiner Gateway Project and retained CTA Engineering to provide a preliminary engineering report and environmental assessment to get in step with the National Park Service project timeline. He said three public meetings will be held on October 4, October 30 and December 13, and a decision will be made on the scope and scale of the project in early 2013 with a hopeful completion date of 2016.

Berg said purchase of the property at the confluence of the Gardner and Yellowstone Rivers may be possible after funding was obtained, with a decision of what entity would manage the property in perpetuity to come.

Civil Deputy County Attorney Shannan Piccolo said a telephone hearing was conducted to consider 1) the issues of a motion to intervene on behalf of Protecting Paradise, 2) Adkins filing a motion for declaratory ruling to the state that Dr. Wadley acted outside his scope of authority in denying validation of the permit, and 3) Adkins filing a motion to stay. She provided an update of the status of Adkins' appeal, a decision on which likely won't be made before next year.

Inman said the first planning for people and wildlife brochure is completed, and efforts have commenced on the final two brochures. Inman said Bill Berg and Dale Reinhart's board terms end in December, and seat advertisements will run throughout October.

**October Agenda:** The board will meet again on October 18, 2012. Inman said GVLТ will present a conservation easement and he hopes to finalize the atlas TOC.

**Public Comment:** None

**Adjournment:** @2:34 p.m., the meeting adjourned.

Bill Berg  
Chairman