

Planning & Community Development Board

March 17, 2011

Park County, Montana

Attendance: Planning Board Members Bill Berg, Peter Fox, Dave Haug, Traci Isaly, Dale Reinhart, Frank Schroeder and Lewis Wilks. Community Development Staff Philip Fletcher and Mike Inman; Jim Durgan, commissioner; Ted Madden, Park County Community Foundation; Tim Mehus, Beartooth Economic Development District; Earl Mathers and Warren Vaugn, Gallatin County; Don Gimble and Dave Duncan, citizens; and John Mueller, minutes clerk.

I. Call to Order: @1:33:33 p.m., Chairman Dale Reinhart called a meeting to order in the Community Room of the City/County Complex.

II. Public Comment on Agenda Items not Scheduled for a Public Hearing: None

III. Approval of Minutes: The board considered approval of minutes for the February 17, 2011, planning board meeting. Frank Schroeder noted he was present at the February 17 meeting via Skype internet technology. *Bill Berg made a motion to approve the minutes as amended. Lewis Wilks seconded that motion. Motion passed.*

IV. Old Business

A. Status of Floodplain Regulations Revision: *See section VII. April Agenda*

Wilks said he recommends the department use watershed groups, the conservation service and MSU Extension to gather public comment on the issue. Senior Planner Mike Inman said the department is open to doing that

B. Donut District Zoning Revision: Community Development Director Philip Fletcher said staff is gathering data to update a donut zoning area map with assistance from the city planner. Wilks asked when the board's economic development efforts will meld with the donut zoning regulations update process. Fletcher said such efforts should begin immediately.

V. New Business

A. Legislative Report: Peter Fox provided an update of various legislation being discussed in Helena, including HB 6 – an appropriations bill that includes a Shield's Valley watershed analysis study; HB 7 – reclamation development grants; HB 166 - revising weed control laws; a house bill that revises the Subdivision and Platting Act; HB 563 - public and private partnerships regarding economic development; SB 233 – revision to MEPA; SB 317 – rewrite of MEPA to narrow its scope and promote natural resources development as part of economic growth and narrow information the state can consider on projects that would be stopped by court action; and a bill eliminating corporate tax benefits. Fox said a fracking fluid disclosure bill failed.

Wilks said SB 237 passed the senate and will go to a house reading. He said that bill puts a sunset limitation to brucellosis designated surveillance areas and allows for definition of specific produce-managed cost burdens.

B. Report on Park County Community Foundation: Foundation Executive Director Ted Madden presented the history of the Park County Community Foundation, programs it provides and data it collects and monitors for the local community.

Citizen Dave Duncan provided public comment and asked if there is any public recourse since the proposed Montana fracking disclosure died.

C. Presentation on Beartooth Economic Development District: Chris Mehus, Beartooth RC&D EDD director, provided an explanation of the Beartooth RC&D and EDD mission – focusing on the business community, community development and natural resource and conservation related projects.

Gallatin County Administrator Earl Mathers said Gallatin County has a desire to resurrect efforts in community development and is interested in moving things forward in a timely manner, but it cannot do it as quickly as if Park County joined with Beartooth. There was discussion about an interim basis option of Park County joining with Beartooth while Gallatin formalizes. Fox said it may be wise to position Park County for the best step forward and with the strongest entity possible. Wilks said Park and Gallatin Counties are highly linked and thinks anything that does not address the two as a single economic development zone that need to be treated like similar elements is myopic.

Citizen Don Gimble said the county should not delay and should move forward with the best option. Fletcher said Gallatin County is more willing now to join with Park County in forming a regional effort after Park County expressed interest in joining the Beartooth RC&D. Wilks said Park County has the intellectual capital and long-range planning structure regarding economic development to take a lead role in a growing effort with Gallatin County.

VI. Committee and Staff Reports

Economic Development Committee: Fletcher said he sent the board a draft committee work program.

Natural Gas Report: Fox said a community group called the Natural Gas Committee is being formed and a movie on natural gas development will be shown at a Shields Valley Watershed Group meeting. Reinhart said Fox is the liaison between the Natural Gas Committee and the planning board. Isaly said she will attend the movie showing as a Park County citizen.

Subdivision Update: Inman said a three-lot minor subdivision in Gardiner is in sufficiency review, but may not come before the board in April, and the Shields River

Bluffs Subdivision is in the final plat review stage. Inman said the Commission approved the Parcel 45 Subdivision.

Subdivision Exemption Applications: Inman said two family transfer applications were submitted, one of which was approved and one that will go before the Commission in May. He said two boundary line adjustment applications were received, one of which was approved. He said the City of Livingston has submitted an exemption application for creation of an easement, which is being revised by a surveyor.

VII. April Planning Board Agenda

Inman said the board may have a subdivision for review in April. He said a follow-up hearing may coincide with next month's regularly-scheduled planning board meeting depending on when a public hearing is scheduled for floodplain regulations and how contentious that issue is. There was discussion about whether the board will hold offsite public informational meetings on the proposed floodplain regulation revisions to gather public comment.

VIII. Public Comment: None

IX. Adjournment: @4:22:10 p.m., the meeting adjourned.

Dale Reinhart
Chairman