

## Planning & Community Development Board

April 21, 2011

Park County, Montana

**Attendance:** Planning Board Members Bill Berg, Traci Islay, and Frank Schroeder. Peter Fox and Lewis Wilks participated via telephone. Community Development staff Philip Fletcher and Mike Inman; and John Mueller, minutes clerk.

**I. Call to Order:** @1:33:41 p.m., Vice-Chairman Bill Berg 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 March 17, 2011, planning board meeting. *Frank Schroeder made a motion to approve the minutes from the last meeting. Traci Islay seconded that motion. Motion passed.*

**IV. Conflict of Interest:** None reported

### **V. Old Business**

**A. Floodplain Regulations:** Floodplain Manager Mike Inman said that he and Sanitarian Barbara Woodbury met with Dale and Bill two weeks ago to review a draft of the floodplain regulations, which is based on model regulations. He said there is some question with Chapter 8, Construction Standards, as well as prohibited uses in Chapter 9 with vast contradictions in dealing with uses permitted with and without permits and acceptable and prohibitive uses. Inman said Woodbury and he are consolidating chapters five through nine into logical, sequential chapters that deal with permitted uses with and without permits, prohibited uses and construction standards. He said he will meet with legal counsel to address discrepancies between the suggested model regulations and state statute. Inman said the goal is to make the document defensible and peer it by 50 percent, after which time he will meet with Bill Berg and Dale Reinhart in a follow-up work session before presentation to the entire planning board. He said new FEMA maps will not be ready until October.

### **VI. New Business**

**A. Floodplain Manager Introduction:** Community Development Director Philip Fletcher congratulated Inman on passing his test to become a certified floodplain manager.

**B. HB 494:** Inman said House Bill 494 (revising provisions governing exemption from subdivision review) was passed has been sent to the governor, but as of yesterday the bill was not on the governor's desk.

C. Department FY 2012 Work Program: Fletcher provided board members with a draft proposed work program, which includes six growth policy chapters to be rewritten in 2012.

D. Economic Development Committee FY 2012 Work Program: Fletcher said the committee held a noticed meeting 10 days ago. He said effective, strategic database building; labor force development; and education is critical. Lewis Wilks said the committee discussed getting an accurate inventory of infrastructure as part of the database effort, which evolved from telecommunications infrastructure discussions.

Frank Schroeder said he and Fletcher met with Job Service to learn more about that entity, and the meeting typified the need with many groups to establish relationships that show the county has a plan and is interested in doing something with economic development.

## **VII. Committee and Staff Reports**

Natural Gas Committee Update: Peter Fox said the Park County Natural Gas Committee grew from an initiative of PCEC and thinks the Committee is a very good thing. Fox said there is a lot of talk nationally about hydraulic fracturing and air quality issues, including a hiatus on natural gas extraction in New York State until fluids in fracturing are determined. Fox said some Park County citizens are plugged into that situation and the Committee presented in Clyde Park and will present in Wilsall at the invitation of Wilsall community residents.

Fox said there is encouragement and support for the Community Development Department to make this a work plan priority, securing funding to develop a quality economic analysis of what natural gas exploration and extraction would mean for Park County. He said integral to the discussion is how to get the gas from Park County to either Great Falls or Billings in a high pressure natural gas pipeline. He said such pipeline is not yet built.

Fox said linking with another entity, such as Gallatin County, would put Park County in position to apply for funding, and part of the gas field in the Shields lies in Gallatin County. Fox said he recommends the Committee meet with the Montana Oil and Gas Commission to learn of what is going on with the issues in Park County.

Economic Development District Affiliation Update: Fletcher said he will meet with Gallatin County on April 22 to discuss staffing and funding of a joint effort between Park and Gallatin Counties in advance of county commissioners discussing the same issues. Fletcher said he is also talking with the Beartooth Economic Development District about Park County joining that entity.

Donut Zoning District Update: Inman said Park County has been served with a lawsuit questioning the validity of donut zoning regulations, so the Department recommends putting donut zoning district revisions on hold.

Database Project Update: Fletcher said he is developing a comprehensive, relational database for the county and region with baseline measurements.

Subdivision Updates: Inman said the Department received letters from Montana FWP biologists, who made recommendations for preliminary review of the Orfaela Minor Subdivision regarding the significance of bighorn sheep contacting domestic sheep and goats. Inman said FWP's policy is to destroy the entire wild population of bighorn sheep if they come into contact with domestic sheep or goats and recommended Orfaela exclude sheep and goats except as 4-H projects. Inman said the letters will be passed on to the applicant for consideration, and FWP said the property can keep its temporary tent structures but cannot put in more.

Inman said the Commission denied the Eagle's Bluff Minor Subdivision, which was started in 2006. He said he is conducting sufficiency review of a three-lot minor development in Gardiner and another subdivision on Cokedale Road will come before the board for review before too long.

Exemptions Update: Inman said exemptions have come a long way and the department is seeing a lot of legitimate exemption applications compared to the past.

In other discussion, Fletcher said he would like to attempt a small-scale inventory of industrial and commercial lands in the county with realtor assistance.

Inman said he is working on a Sonoran Institute program and a wildlife mini-grant with a seminar option. He said wildlife teams can apply for mini grants by May 1 for land use tools in working with wildlife with conference attendance required. Inman said he was selected by FWP to review its wildlife management model regulations for Montana counties, and he would like to put together a team to write a grant with goals for land use tools for working with wildlife. Berg said he would be interested in such a team if possible.

**VIII. May Planning Board Agenda:** Issue not discussed

**IV. Public Comment:** None

**X. Adjournment:** @3:22:37 p.m., the meeting adjourned.

Bill Berg  
Vice-Chair