

Planning & Development Board Meeting Minutes

March 17, 2016

Park County, Montana

Attendance: Planning Board Members Peter Fox, Mike Dailey, Frank Schroeder, Frank O'Connor, Dave Haug, Rich Baerg; Director of Planning, Wm. Michael Inman; Planning Staff, Lawson Moorman

Call to Order: Fox called the meeting to order.

Introduction of New Planning Technician I, Lawson Moorman: Inman gave a general overview of Lawson Moorman's professional and academic background. Inman also gave a brief overview of Lawson's role with the Park County Planning Office.

Approval of Minutes: The board reviewed minutes of the February 18, 2016 meeting Baerg requested spelling corrections in regards to confusion surrounding his name and Berg's name. *Schroeder motioned to approve the minutes as amended. Baerg seconded, motion passed unanimously.*

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

Park County Subdivision Review Training Follow-up: Schroeder stated he felt the training was a valuable learning experience. Fox agreed the training was valuable and made a comment on how it made him appreciate how former board member Lew Wilks used to review subdivisions. Fox noted that board member Dailey brought up a good point in what should be done if the applicant does not know what is being put forward on their behalf, as the application written by a technical representative may be different than what the landowner anticipated. Inman stated that as applications come through that are being handled by a consultant, there is sometimes a difference in what the land owner thinks the application is for and what it is actually for as the consultant works through processes and laws and tweaks an application. Inman specified that applicants need to understand what it is they are proposing on their applications at public meetings so they are not confused or trying to change their proposal at the hearing.

Discussion of Planning and Development Board By-laws: Inman brought up that the by-laws have not been amended since 2014 and based on the last meeting's discussion, he wanted to bring them up to the Board and see if there are any amendments the Board would like to make. Fox said it is good practice to review the by-laws periodically and state that dates on the by-laws even if no updates or amendments are made. Inman added that the last time the by-laws were looked at there was a separate economic development department and a planning department and since that is no longer the case there might be some discrepancies in the by-laws that need to be addressed. Fox gave some background as to the role of the Planning and Development Board in economic development in Park County in the past and stated that the Board's role in Development needs to be better defined. Schroeder noted that current development information appears to be largely reactive and other communities have been more proactive in attracting development.

Inman requested that the members of the board give the department input on how they feel the department could best serve the Board's needs in that role. Schroeder said he thinks the Board and their current administration is on the right track by meeting in different communities and now needs to figure out how to better engage those communities in these meetings. Baerg brought up the use social media to attract younger generations to participate. Fox brought up putting materials in the program Dropbox to make them more readily available to board members in various locations.

Growth Policy Update and Discussion: Inman identified that the commissioners approved the growth policy update proposal from Land Solutions with slight modifications from when the Board last saw it. Inman stated that the project is moving forward and Land Use Solutions is currently reviewing local historical and planning related documentation. Inman also stated that the first major step coming up will be to compile a list of stakeholders across the county for Land Use Solutions to talk with, and the Board will be asked to identify stakeholders they might be aware of. Fox suggested that the Board and Department put out an op-ed in the media about the Growth Policy Update to explain what it is and what the County is doing and why in order to get ahead of the project. Inman explained that growth policy updates are required by law and what the Board's role is in that process statutorily. Fox stated that a growth policy is a focus of what people are already talking about and already know for the most part and the process of writing one is important because it gets people talking.

Old Yellowstone Trail Federal Lands Access Program Planning Grant: Inman stated there is federal money available for projects that provide access to federal lands through access grants. Inman also stated that due to the amount of federal land in Park County we have been successful in receiving this funding in past projects. Inman gave a brief summary of Old Yellowstone Trail project. Fox suggested the board provides a letter of support in regards to the project.

County Project(s) Update: Inman asked if there were any questions from the Board on specific projects. There were none, so Inman gave a brief summary of the status of all current projects.

Discussion of April Agenda: Inman stated that the Board should review the Growth Policy Update status, come prepared to discuss the by-laws. Inman also noted that next month's Board meeting will be held at the Wilsall Senior Center. Schroeder asked about subdivision interest in the County. Inman replied that it is difficult to predict if individuals will move forward but he has been talking to several members of the public that have expressed interest in subdividing.

Public Comment: None.

Adjournment: Fox adjourned the meeting.

Peter D. Fox
Chairman