

## **Planning & Development Board**

Emigrant Hall, Emigrant, MT

4:00pm, November 16, 2017

**Attendance:** Planning Board Members Peter Fox, Frank Schroeder (telephone), John Heidke, Dave Haug; Planning Staff, Lawson Moorman; Public, Jerry Ladewig, Wendy Riley, Jeffrey Ladewig, Dennis Riley

**Call to Order and Introductions:** 4:20pm, Peter Fox called the meeting to order and introduced the present Board members.

**Conflict of Interest:** None.

**Public Comment on Items Not on the Agenda:** Two members of the public commented on their concern for unregulated growth in Park County and their desire to see the County proactively working towards some of the land use goals and objectives outlined in the Park County Growth Policy. Fox addressed the comments by stating that the Board was in the process of working towards those land use goals and that would be elaborated on further into the agenda.

**Review and Approval of Minutes from Previous Meeting:** *Schroeder motioned to approve the minutes as written, Heidke seconded, motion passed unanimously.*

**X Bar T Conservation Easement Review and Consideration:** Moorman shared some information with the Board about the requirements for the Board to review conservation easements and then shared with the Board the fact that 10.9% of private land in Park County is under a conservation easement and the total combined land of the easements under review today constitute approximately an additional 1% of that private land. The Board asked if Park County was the norm in Montana in terms of the percentage of private land under conservation easement. Moorman stated that he would ask the GIS department to gather that information. Moorman gave a brief summary of the X Bar T Conservation Easement including information such as the size of the easement, the location, the current use of the land, and the accepted and prohibited uses agreed upon within the terms of the easement.

Fox asked if the tax breaks for conservation easements applied to federal income tax or just state income tax. Moorman stated he did not know but could find out and report back. Fox reiterated to the Board that they were not approving or denying the easement but merely reviewing the application to ensure it aligns with the goals and objectives of land use documents in Park County.

*Haug made a motion to accept the proposed conservation easement as a benefit to Park County, Schroeder seconded, motion passed unanimously.*

**Schutz Conservation Easement Review and Consideration:** Moorman gave a brief summary of the Schutz Conservation Easement including information such as the size of the easement, the location, the current use of the land, and the accepted and prohibited uses agreed upon within the terms of the easement.

Heidke raised a question surrounding the prohibition of subsurface mining within the easement. Moorman stated that certain subsurface mining was allowed under very specific practices. The Board discussed the minutia of the type of mining allowed within the easement.

*Haidke made a motion to accept the proposed conservation easement as a benefit to Park County, Haug seconded, motion passed unanimously.*

**Dog Tooth Conservation Easement Review and Consideration:** Moorman gave a brief summary of the X Bar T Conservation Easement including information such as the size of the easement, the location, the current use of the land, and the accepted and prohibited uses agreed upon within the terms of the easement.

Fox asked if the easement was a commercial lodge. Moorman replied that no commercial lodge was mentioned under the existing development portion of the easement. Moorman noted that farming was a prohibited use in this easement which is comparatively unusual.

*Haug made a motion to accept the proposed conservation easement as a benefit to Park County, Heidke seconded, motion passed unanimously.*

**Mountain Sky Conservation Easement Review and Consideration:** Moorman gave a brief summary of the X Bar T Conservation Easement including information such as the size of the easement, the location, the current use of the land, and the accepted and prohibited uses agreed upon within the terms of the easement. Moorman pointed out the fact that this conservation easement is unusual for Park County because it is a developed guest ranch including an obstacle course, several lodges, a golf course and other structures.

Schroeder asked if the easement included West Creek Ranch which had recently been purchased by Mountain Sky. Fox and Moorman confirmed that that property was not within the proposed easement.

*Haug made a motion to accept the proposed conservation easement as a benefit to Park County, Schroeder seconded, motion passed unanimously.*

**Project Updates:** None.

**Old Business:** Moorman gave an update to the Board about the Growth Policy Goal 16 workshop the Board plans on holding soon. Moorman indicated that staff was working on a list of land use tools for the Board and everything was on schedule. Hiedke suggested that the Board have the regularly scheduled meeting and the Goal 16 workshop meeting back to back. Fox

agreed and stated that the meeting should take place earlier in the month than the regularly scheduled date due to the holiday season.

Fox updated the Board on the status of the City/County Planning Subcommittee. Fox noted that the County had approved moving forward but the City wanted to hear more details which the Subcommittee was working on putting together.

**New Business:** None.

**Discussion of Next Agenda:** Fox recommended we have the December meeting on the second Thursday of the month instead of the usual time due to the holidays.

**Public Comment:** None.

**Adjournment:** Fox adjourned the meeting at 5:00 pm.