

Beaverhead County Planning Board Regular Meeting
Commissioners' Room, County Courthouse
February 16, 2023 at 1:00 pm

Kelly reported that they have been plowing a lot of snow due to snow drifting into driveways. Ken stated that he has lived here for 20 years, and this winter seems like one of the colder years. He asked if the cold weather like this is normal for our area. Per Kelly, the last 7 years have been pretty mild but the weather we are seeing now is typical weather for Dillon Montana.

Larry Y. reported that not much is happening in his area. The County has done well keeping roads clear from snow drifts.

Rich reported that its cold, last 10 days have been extremely cold (approximately 20 below). A few people are doing some remodeling, but nothing for sell that he knows of. The town is preparing for the skijoring next weekend.

Vana read her report, the report is from the entire 2022 year up to today's date. A copy of this report can be found in the Planning Department, County Courthouse. Vana stated that there are 36 active right now, 2 under contingency, 124 homes have sold since January 1, 2022. Average price with active is \$650,000 with 126 days on the market. The average price for the properties currently under contingency is \$190,000. The average price for properties sold is \$415,000 with an average of 54 days on the market. Vana continued to read the rest of the report to the group, and then asked about snow pack. Per Tracy, we are a little below average in the Pioneers, but the Centennial is good right now. Larry Y. asked about price per acre, Vana said she can get that information for him.

Planner's Report:

Rob reported that a few of the Planning Board members attended the Economic Seminar in Butte, it went really well. The Jones Family Minor Subdivision located outside of Jackson should be getting close to filing with the Clerk and Records office. Vana asked if they went to DEQ and if they are able to build on those lots. Per Rob, yes, they went to DEQ. Rob talked about cattle guards, there isn't anything that addresses cattle guards in our current regulations. We might need to address that in the new regulations. Rob received the Floodplain letter from FEMA today, we have about a 6-month waiting period before we can adopt the new maps. We will also need to rewrite our floodplain ordinances and a few other things. There was some discussion amongst the group about floodplain insurance. There may be another Conservation Easement presented to the Planning Board at the next meeting.

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Public Comments & Questions:

Fire Chief BJ stated that he wants to be involved in the process/development of the subdivision regulations. He will meet with the other fire chiefs in the area for their input as well. He wants to look at easements, access to some of the existing developments. BJ stated that safety and access to subdivisions is very important. Larry V. asked BJ to send his comments/input for the regulations via email to Rob. Rich stated that we also need to look at bridges located in subdivisions. They need to be made of non-flammable material. He asked if the bridge located on the Dancing winds Subdivision is made of wood. Per Kelly, yes, the emergency access bridge is made of wood. BJ stated that Beaverhead County has not adopted the (IFC) International Fire Code. But the State of Montana has adopted it, so the County is bound by the IFC. Kelly asked where to access the IFC. BJ stated that you can access it online, but he has a digital copy that he can send via email. Larry asked BJ to highlight important areas in the IFC that he feels need to be addressed in the regulations. Per BJ, Appendix D in the IFC is a good place to start looking at.

Dave stated that Kristen is doing a great job representing her jurisdiction (Lima and Dell area). Dave stated that he appreciated receiving a letter from the County Planning Department inviting him to attend the meeting. Larry V. encouraged Dave to add any input he feels necessary when it comes to updating the subdivision regulations.

McCoy Conservation Easement Discussion:

Rob stated that the McCoy Conservation Easement is approximately 957 acres. It is located in Upper Big Sheep Creek. Tracy provided a map print out of where the proposed Conservation Easement is located for the group to review. Kelly mentioned gravel pits. Tracy stated that this area has a lot of Conservation Easements, but it is a good area for it. Kelly stated that he would like to write something about Conservation Easements in the Land Use section of the regulations, it is covered in the new adopted Growth Policy.

Discussion on Updating County Subdivision Regulations:

Rob stated that Jerry Grebenc recommended that we start to look at all of our standards and concentrate on that area first. Kristen stated that we need to put together a sub-committee. She wants to go through section by section of the current regulations and the MACo Model Regulations book. Rob suggested that the Sub-Committee group meet bi-weekly. Kristen asked the group for sub-committee volunteers. Ken, Justin Y., and Kelly agreed to be on the sub-

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committee. They scheduled to meet on Friday, March 3, 2023 at 1:00pm in the Planning Department office, County Courthouse. The group discussed addressing cattle guards, fencing and roads in the new subdivision regulations. Larry V. encouraged the group to look at page 136 in the MACo Model book. Larry V. informed the group that he is the new City/County Planning Board representative. Kelly and the group thanked Larry V. for volunteering.

Larry V. stated that there is a section in our regulations about recreational areas that he would like to discuss. He sees recreational areas as a whole County, to include Lima, Wise River, Polaris, etc. We do not currently have a process to address the needs for recreational areas. What we do have, is something that says a subdivision can put in a recreational area or pay in lieu of. He would like to see something written in the new subdivision regulations that doesn't give an in lieu of option. Larry V. stated that there should just be a fee that we put into a "pot" so that we can apply for grants and have funds to match the grant. Recreational areas are not just parks, they are also walking paths, bike paths, etc. He would like to see paths meet together. For example, if there are two subdivision next to each other you would need an easement to connect the paths. That easement can be the beginning of our trail, bike path, etc. in order to continue to extend it. Larry V. stated that he would like to see a path that connects Wisdom to the Airport for something like skijouring. He would also like to see places like Wise River connect with the forest service so that there can be a path created to access the downtown area. Right now, the only way to access downtown is by traveling on the highway.

Kristin stated that Larry V. has mentioned sewer and water before, but can the paths be placed over electrical also? Larry V. stated that he has seen where the utilities are placed under the pathways, parks, etc. because it's easier to access them. Rather than having to dig up highways and roads if something went wrong with utilities. Larry V. talked about grant funding to help with this process, but we need rules and regulations in order to apply for the grants. Kristen asked how to decide how much money to charge subdivisions for recreation. Per Larry, he thinks that's up to us, in the past the fee was approximately \$2,000 in lieu of. Larry V. stated that he has discussed this idea with Commissioner McGinley and he thinks it's a good idea. The funding is out there. Kristen asked if the grants would be funneled through the County office? Per Larry V., yes, but we would just need to discuss how we want it to look.

Larry stated that the bicycle path that runs across the United States is almost done from Colorado to New York. The trail that is going across the State of Washington runs almost to St. Regis at this time. Larry V. stated that they are usually ran alongside railroad routes, old

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highways, etc. Justin S. asked if we could use Utility access. Per Larry V., yes, I don't see why not. The group discussed how people walk, hike, bike, etc. the Continental Divide trail. Larry V. stated that he thinks Beaverhead County is losing a lot of dollars by not having paths. Kelly asked how it brings money to the community. Larry V. stated that the Economic Development State Department figures that every vehicle that passes through your town generates about \$75/day. Larry figures bicyclist would generate maybe about \$35/day. Larry V. stated that he has added that up from the last 3-4 years and came up with about \$300,000. Vana stated that there were 12 million visitors in the State of Montana, we were the number 2 in the nation, Hawaii was number 1.

Dave stated that there is a lot of good that comes with tourism, but there is some bad. He suggested that we prepare for both the good and bad. Larry V. stated that we need to be ahead of the ball, since growth and change is happening. The group agreed that it's good to have a plan and prepare for the growth. Ken stated that the recreational trails aren't just for bringing tourism in, but also for our community and the kids to utilize. Ken talked about the Prescriptive trails in Dillon. Doctors can prescribe patients to walk. These trails are designed specifically for that and are granted through United Way. These trails are located at the hospital, Chris Kraft Park, and the YMCA. Ken is still in the process of getting these trails improved, and received some bids, but will need some matching funds. The longest loop is at Chris Kraft park, about 1.5 miles.

Justin Y. asked who takes care of the maintenance. Per Larry V., the grants would allow you to maintain it. Federal grants are given to the State and then down to the local areas. Justin Y. mentioned the Scenic Byway, its not maintained so he is worried that the same thing would happen with recreational trails. The group discussed how the Scenic Byway is in the process of becoming improved. Larry V. stated that he would like to hold yearly HOA meetings to help educate people in the community. We are still waiting for the information from Jerry Grebenc on how to do that.

Justin S. stated that he would like to see designated helicopter landing areas incorporated into the regulations for emergency access, especially for rural areas. Justin S. stated that they lost ambulance services in his area, so air evacuation is really all they have left. Larry V. asked if we should include that in the appendix of the regulations, so we can reference it down the line if we notice a need. Larry Y. suggested to the group that they all write their ideas down and submit them to the sub-committee to review.

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Public Comments & Questions of Non-Agenda Items:

Larry V. encouraged the group to provide him with things to report to the City Planning Board. Larry V. asked the group if there is anything available in the community for people who are experiencing life difficulties, some type of outreach program. Per Kelly, yes, it's called Love Inc.

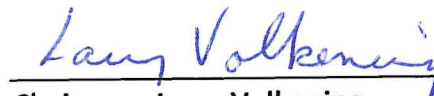
ADJOURN:

With no further business to discuss, Justin Y. moved, and Kristen seconded the motion to adjourn the meeting. The meeting adjourned at 2:15pm.

Submitted:


Secretary, Rochelle Hoerning

Approved By:


Chairman, Larry Volkening