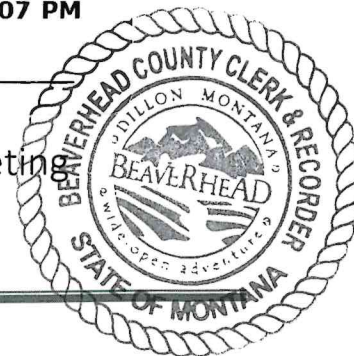




By: CSME



Beaverhead County Planning Board Regular Meeting  
Commissioners' Room, County Courthouse  
April 13, 2023 at 1:00 pm

At 1:00 p.m. the Regular Planning Board Meeting commenced.

**Planning Board Members Present:** Kristen Bailey, Ken Scalzone, Larry Volkening, Justin Yoder, Vana Taylor, Larry Yuhas, Kelly Rowe.

**Planning Board Members Absent:** Justin Stanchfield, Rich Lawson.

**Others Present:** Travis Wilson, County Planner Rob Macioroski, Secretary Rochelle Hoerning, Fire Chief BJ Klose.

**Opening:** Chairman Larry Volkening called the meeting to order at 1:04pm

**Action on Previous Minutes:**

MOTION: *Ken moved and Justin Y. seconded that the minutes of March 9, 2023 be approved. A verbal vote was taken and the motion carried unanimously.*

**Planning Board Member Reports:**

Ken reported that pot holes have been getting bigger, that's about it.

Kristen reported that there are a couple of places for sell. Not a lot more snow in her area, just windy.

Justin Y. reported that there are still a couple of places for sell in his area, still feels like winter in Polaris.

Larry Y. reported that Stone Creek is flooding.

Vana read inventory counts to the group. A copy of this report can be found in Planning Department, County Courthouse. Vana stated that we are still seeing buyers, mostly out of town people looking to buy. Interests rates are high, approximately 7%. That rate looks like its going to stay for a while.

Kelly reported that he thought they were done with plowing snow, but today proved otherwise. Other than some run offs, there isn't much else going on.

Larry V. reported that he went to the last City Council meeting. They are discussing the Tully Springs Subdivision. There have been some issues with fire and road width, he is not sure exactly since he is just getting caught up.

**Public Comments & Questions:**



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BJ stated that the Tully Springs subdivision is from 1979, it wasn't finished. So now they are fighting over streets, and everything. He thinks they will come to an agreement soon. The group discussed if it's located in the floodplain, its not clear.

Larry V. stated that the City is going to discuss combining County/City Planning Boards since it's on the legislature docket. He shared the County Growth Policy with the City, since they weren't sure how to get started with one.

Rochelle asked Travis what the City process is for submitting a subdivision. Travis stated that it is about the same process as the County. With the exception of the Tully Springs subdivision due to all the legality of that particular subdivision. Rob informed the group that the City attorney asked for the County subdivision checklist. He provided one to them, the City doesn't have anything like that currently in place.

Rob stated that Carter Creek Culvert washed out.

Rob talked about the City/County lawsuit. There is an Inter-Governmental Agreement that the City and County will review and discuss. Part of the agreement is that the City or County can opt out of the agreement at any time, but the Commissioners are willing to sign it and have the City review it. Rob stated that if both parties sign the agreement then the lawsuit will be done/dropped.

The group discussed City annexation, they want to know who will provide the services for annexation. Larry V. stated that annexation is something that needs to be thought about well in advance in order to allow growth.

**Planners Report:**

Rob reported that he has been following some of the legislature updates, one being the Family Transfer bill. They are also looking at revising subdivision laws. Rob stated that some people have been into the Planning/Sanitation Department inquiring about tiny houses being used for Air B&B rentals. Some people are wanting to use things like cargo trailers as a tiny house. The group agreed that this is something that should be looked at while updating Subdivision Regulations.

**Subdivision Regulation Subcommittee Report:**

Kristen stated that the subcommittee is still working on the Fire Protection section. For the road section, we will probably keep most of what was in the current 2010 Subdivision Regulations. Rob stated that he gave the Weed section to Amber in the Weed Department. She should have it ready by the end of the

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month. Rob also talked with Jessica in the Extension Office about updating the Grazing Plan/Safe Stocking Rate. Kristen stated that the subcommittee is still looking at the Park/Recreation /Cash in Lieu section. She stated that it would be helpful to know how to charge for that. She asked Rob about the Community Planning lot fee that is \$50, and wanted to know where that money goes. Rob and Rochelle stated that they will follow up with Cathy at the Treasurer's office.

Kristen asked Vana and Larry V. to look over the section about easements, ingress and egress for emergency vehicles. Vana asked if there is anything about on-site test wells for major subdivisions. Kelly stated that he thinks DEQ takes care of most of that. But, the Planning Board may be able to make a recommendation or write a letter of concern to DEQ. Rob stated that it could also be written as a condition of approval in the Findings of Facts.

Larry V. suggested that we talk with Tom about Water/Sewer. He wants to know if DEQ approval is required for lots that are greater than 20 acres in subdivisions. Kelly suggests that we send a letter with the DEQ packet suggesting that test wells are done. Kelly reiterated that the Planning Board should talk with the County Sanitarian before placing anything into the regulations about test wells. The group agreed.

BJ stated that with fire protection stuff, we don't want to recreate the wheel. There is a lot of good information out there that we could use from other counties/jurisdictions. Vana asked if BJ is worried about anything in particular. Per BJ, yes, water availability and cisterns. Travis agreed that water is key. Kristen asked BJ if the fire department would take on the responsibility of the pressurized systems. Per BJ, yes, probably. Kristen asked BJ if the fire departments would prefer to receive money for fire protection. Or if it should be left up to the subdivision to put in a well for fire protection. BJ stated that it depends, it is a case by case depending on the subdivision size and location. If it's a big subdivision, then they would probably need a well, since it might be out of the fire departments scope/ability to bring water in. BJ suggested requiring sprinkled houses, instead of water on wheels or cisterns.

BJ stated that the ISO fire rating requires 250 gallons a minute for 2 hours. Kelly suggested having the developer of a proposed subdivision talk with the Fire Chief, in order to explore their best options. Larry V. agreed with Kelly, and said that the Fire Chief is going to have the most current information for fire protection. BJ stated that he will talk with the other Fire Chiefs in the County, and also with Kate Dinwiddie. Kate has a lot of knowledge about fire protection and might be available to talk with the Planning Board.

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Kelly asked Rob if a letter from all agencies will be required before final plat (i.e. fire department, ambulance, etc.) Per Rob, yes, we already require a letter from the fire department before going to final plat.

There was some discussion amongst the group about the importance of City and County working together to develop infrastructure, such as water and sewer lines to allow for future growth.

**Public Comments & Questions of Non-Agenda Items:**

Kristen stated that the next subcommittee meeting is tentatively scheduled for Thursday, April 20, 2023 at 1pm in the Planning Department conference area. Rob stated that there will be a minor subdivision to review at next month's planning board meeting.

Kelly stated that we should reach out to Jeff Baumberger for suggestions about bridges. He is an Engineer for the East Bench Canal. Kelly stated that he would like to see something written in the regulations about bridge inspections, for safety reasons.

**ADJOURN:**

With no further business to discuss, Justin Y. moved, and Ken seconded the motion to adjourn the meeting. The meeting adjourned at 2:28pm.

**Submitted:**

  
Secretary, Rochelle Hoerning

**Approved By:**

  
Chairman, Larry Volkening