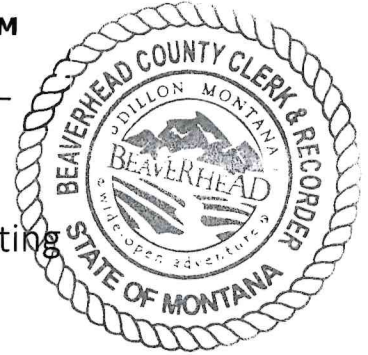




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Beaverhead County Planning Board Regular Meeting  
Commissioners' Room, County Courthouse  
May 11, 2023 at 1:00 pm

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

**Planning Board Members Present:** Kristen Bailey, Ken Scalzone, Rich Lawson, Larry Volkening, Justin Stanchfield, Justin Yoder, Larry Yuhas, Vana Taylor.

**Planning Board Members Absent:** Kelly Rowe

**Others Present:** Dillon Tribune Casey Elliott, Cornerstone Land Surveyor Travis Wilson, Dillon Fire Chief BJ Klose, Montana Quality Builders Paul Lacey, GIS Coordinator Tracy Sawyer, Secretary Rochelle Hoerning, County Planner Rob Macioroski.

**Opening:** Chairman Larry Volkening called the meeting to order at 1:01pm

**Action on Previous Minutes:**

MOTION: *Ken moved and Justin S. seconded that the minutes of April 13, 2023 be approved. A verbal vote was taken and the motion carried unanimously.*

**Planning Board Member Reports:**

Rich reported that the owners of the hotel also bought 2 more properties in the area. It appears that a modular home is being built in the flats. The snow is starting to melt, you can see some green grass starting to grow. The water is a little high, no flooding though.

Justin Y. reported that there is a couple of properties for sell in the Polaris area. The Grasshopper Creek isn't over flowing the bank, the ground is soaking most of it up.

Justin S. reported that the rivers are high in his area, grass is green. Freedom Ranch is putting in a pond and some building happening there. Some discussion amongst the group that the Freedom Ranch is planning to have an Equestrian Center.

Ken reported that the roads have a lot of potholes. There was a home in his subdivision that recently sold. He asked the new home owners if they received a copy of the covenants. They said they did receive them, the realtor provided them with a copy.

Larry Y. reported that there is something large being built on Cornell Hill.



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Kristen reported that there are still a few houses for sell in the Lima/Dell area. The river was a little full for a while, but not anymore. There is still a lot of snow up high in the peaks.

Vana stated that she accidentally printed off the wrong report. The report that she shared with the group included Gallatin, Madison, Beaverhead, Butte-Silverbow, and Jefferson County. A copy of this report can be found in the Planning Department, County Courthouse. Ken asked Vana if prices in Beaverhead County are going down. Per Vana, some are, the prices are adjusting themselves slowly. There is more inventory now compared to this time last year. Interest rates are still really high. Paul asked Vana what she thinks is in high demand right now in Beaverhead County. Per Vana, homes around the 350,000-400,000 range, and out of the City.

Larry V. reported that the roads in his area are dug up from the traffic. The bicycle camp will have the pickle ball court completed by next week. There have been two bicyclists come through the camp so far this year.

**Planners Report:**

Rob reported that there have been a lot of inquiries in the last couple of weeks about subdividing. The County is looking to adopt the new floodplain maps sometime in August 2023. The floodplain maps are available online right now. However, once the maps are adopted, the State won't have them posted online anymore. Rob has been talking with Tracy about putting the maps on the County website so that people can still access them. Rob stated that we are still waiting for legislature to end, the family transfer bill passed. There are some good and bad things that come with that bill. Vana asked Rob if she can have a hard copy of the new floodplain map for her office. Per Rob, yes, he will get her one.

The Browns Subdivision in Glen is still being held up by the Forest Service for road access. The MACo attorney Karen will be providing a training session sometime in July or August. Rob encouraged the group to prepare questions to ask her. The group agreed that they should ask her about test-wells and bridges. There was some discussion amongst the group about legislature updates. Rob stated that Karen with MACo will be able to talk more about this topic at the training.

**Public Comments & Questions:**

Larry V. reported that at the last City Planning Board meeting they talked about the Tully Springs Subdivision. The City Planning Board decided that it needed to be written a little different, and then they will probably approve it. The City is starting to get the concept that there needs to be more of a

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connection between the City Planning Board and the County Planning Board. The City is looking at putting together a Growth Plan, Larry has tried to help them with that.

**Sweetwater View Minor Subdivision:**

Rob informed the group that there was a field trip to the Sweetwater View Minor Subdivision this morning at 10:30am. Some of the Planning Board members joined us on that field trip.

Rob informed the group of the existing covenants on the Certificate of Survey (COS) and read a paragraph about the roads. He wants it to be known that the County will not be responsible for the roads.

Rob read the Findings of Facts Report to the group. A copy of this report can be found in the Planning Department, County Courthouse.

Rob noted a mistake on Page 2, letter B of the report under the Effects on Agricultural. The first sentence will need to be changed to read "There are No existing water rights".

Rob reminded the group that in the existing covenants there are some restrictions on animals. Rob did send a copy to Jessica in the Extension office for review. Larry and Vana asked Rob to read the grazing plan that currently exists. Vana asked the group about the vegetation in that area. Per Kristen and Ken, it looked ok today. Kristen asked if the HOA is active. The group agreed that it didn't appear the HOA is active.

Vana stated that her concern is the road. Trista Drive needs to be brought up to County Standards. Paul asked the group if he is only responsible to bring the road up to Standard to the end of his lot. The group stated that they would like to see the entire road brought up to Standard. However, Paul is only responsible for a portion of the road that involves his Subdivision.

Paul asked the group who is responsible for the rest of the road improvements pass his subdivision. Per Rob, it should be the Home Owners Association (HOA). Kristen asked if the County Engineer should look at the road to make sure it has been brought up to County Standard and sign off on it. The group agreed.

Rich asked if the other lots off Trista are following the Covenants. The group agreed that they should be following the covenants, but it's clear that a lot of people are not. Paul stated that he doesn't think there is an active HOA, there are not any HOA dues.

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Larry V. asked Paul if there are other lots down Trista that have not been developed. Per Paul, yes, there are lots that have the potential to be split. Larry V. asked Paul if he thinks the owners of that land will develop in the future. Per Paul, yes. Larry V. asked Rob if we can make it a requirement that the owners bring the rest of the road up to County standard if they develop. Per Rob, only if they go through subdivision review.

Rob mentioned the age of the subdivision, it was originally developed in the 1970's. This subdivision is very similar to Adams Lane. Rob stated that we really need to look more into RID's while updating the Subdivision Regulations.

Ken asked if the current homeowners on Trista Lane have expressed any comments or concerns. Per Rob, not that he is aware of. Vana stated that there are 8 lots that use Trista Lane. Paul stated that bringing the entire road up to standard is a huge burden on him. The road extends another 700 yards pass his last lot. The group clarified that Paul is only responsible to bring the road up to standards from the Sweetwater turn off to the last lot of his property. The group reiterated the importance of bringing the entire road up to County Standards, but that's up to the HOA to do.

Ken asked Vana if Trista dead ends. Per Vana, yes, it dead ends and the road is very bad. Ken asked if the road at the end has a turnaround. The group agreed that there isn't a turnaround, they believe you just have to turn around in someone's driveway.

Paul stated that the home owners do pitch in to pay for snow removal on the road. He doesn't know if they would pitch in to bring the road up to County Standard.

Paul stated that he also owns 20 acres in the same area, East of the proposed subdivision. He was hoping to access it from Sweetwater. There was some discussion amongst the group about that other parcel and what the best options are for the development of that land/road.

Tracy reminded the group that we have no control of the road beyond the proposed subdivision, unless someone else subdivides down the road.

Vana asked about egress and ingress, there isn't any emergency access in this subdivision.

The group had a brief discussion about building a road off Sweetwater between the two tracts of land, that could potentially allow access to all 4 lots once they are developed. Larry V. asked the Planning Board to make a motion and the following motion was made.

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MOTION: *Vana moved to approve the Sweetwater View Minor Subdivision with the conditions of approval and Ken seconded. A verbal vote was taken and the motion carried unanimously.*

**Subdivision Regulation Subcommittee Report:**

Rob stated that he talked with Jerry Grebenc this morning. Jerry thinks that we are way ahead of the ball since we have our Design and Improvement Standards done. We are waiting for the legislature updates from MACo before we can really move forward.

BJ stated that he has emailed the fire protection section to the other Beaverhead County Fire Chiefs for review. They are looking at examples from the old Beaverhead County plan, Laramie, and Gallatin County. They will discuss it at their next meeting.

Rob stated that he talked with the Weed Department and Amber should have something to him by next month. Jessica in the Extension office will be doing the same. We will add the plans to the Subdivision Regulations as an Appendix.

Kristen asked about the \$50 community lot fee. Discussion amongst the group about the amount in that account. Rochelle informed the group that there is approximately \$20,000 that has been accrued over approximately 20 years. Rob reminded the Planning Board that the money in that account can be used as matching funds for grants, if needed. Larry V. recommended that the Planning Board puts together a Recreation Subcommittee.

Rob stated that the next Subdivision Regulation Subcommittee meeting will be scheduled after he talks with Jerry and we have some more legislative updates.

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

Rob stated that there will be another Minor Subdivision for review next month in the Burch Creek area.

There was some discussion amongst the group about the easement between Clarks Lookout and Pioneer Lookout.



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Kristen encouraged the group to stay informed about the Waters of the United States. Instead of the State controlling the water, it would be Federal. A brief discussion on this topic took place amongst the group.

The next Planning Board Meeting is tentatively scheduled for Thursday, June 8, 2023 at 1:00pm.

**ADJOURN:**

With no further business to discuss, Ken moved, and Justin S. seconded the motion to adjourn the meeting. The meeting adjourned at 2:30pm.

**Submitted:**

  
Secretary, Rochelle Hoerning

**Approved By:**

  
Chairman, Larry Volkening