



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

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

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

**Planning Board Members Absent:** Kelly Rowe

**Others Present:** Cornerstone Surveyor Travis Wilson, Secretary Rochelle Hoerning, County Planner Rob Macioroski, Dillon Tribune Casey Elliot, Phil Page, Deb Page

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

**Action on Previous Minutes:**

MOTION: *Kristen moved and Justin Y. seconded that the minutes of June 8, 2023 be approved. A verbal vote was taken and the motion carried unanimously.*

**Planning Board Member Reports:**

Rich reported that there is one development happening, but not a whole lot going on in his area. Mosquitos are bad, some tourism in the area. The tourism is helping the local businesses. Rich stated that the Hay this year is the best he has seen in 10 years, still waiting for it to dry out before they cut it.

Larry Y. reported that Smallhorn near Sage Creek has some beautiful wild flowers and grass. He has seen some farmers starting to hay.

Justin Y. reported that there are a lot of homes on the market in his area. Some people have been building homes. There is a little bit of traffic and tourism happening, seems busier than last year.

Vana reported that things are still busy. She read her report to the group. A copy of this report can be found in the County Planning Department. Vana mentioned the tax assessments, she is receiving a lot of calls about those lately. She is concerned about the elderly population affected by the higher taxes.

Kristen reported that things are green, people are haying. A couple of places for sell in the Centennial Valley and Dell.



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Ken reported that there are a couple of houses for sell in his neighborhood. One is a newer listing. There have been some complaints about the roads. The County just graded his road, and it's the best he has seen it lately. No new construction happening.

Larry V. reported that the City Planning Board has had two (2) meetings since he last reported. He stated that they discussed the Loves Gas Station. It is on hold until they can get a fuel supply chain, he suspects it will go through. There are some questions about how the roads will go in for access to Loves. There were also some questions about the property boundaries. The property is not in the floodplain according to the new floodplain maps. The Loves Gas station should create employment opportunities for approximately 30-40 employees. Beaver Pride Subdivision is on track to finish up, it's been about an 8-year process. Larry V. explained the process of how the City handles Subdivision review. They are talking about County/City Planning boards combining. They believe that's what legislature is wanting. He stated that the bicycle camp is receiving about 4-6 people a day, an older population coming through.

Justin S. reported that the Wise River Club has sold, rumor is that Tim Montana bought it. Houses in the area are way overpriced. There is road construction on Jerry Creek Road. The fishing hasn't been that great, but still a lot of people on the river.

**Planners Report:**

Rob reported that the Floodplain Ordinances will need to be adopted immediately. He has sent notices to the newspaper, and encourages the public to attend the meetings. He stated that people have been calling him and asking about Building permits in the Hecla area. He has cautioned them about that area, it is in avalanche country. He noticed that the mining claims in that area have sold, he is concerned about that, due to the dangers. That area has mill sites, about 5 acres or less, so there isn't much that can be done. The road has been fixed just enough to sell up there. Once the snow hits/melts, you are limited to about 2-3 months out of the year for access. People really do not know what they are buying. Rob talked about the history in that area, he is sad to see it go away.

Rob mentioned the exemption surveys. They slowed down for a little while, but now are picking back up. August 17, 2023 MACo land use attorney will be giving a training to the Planning Board and County Staff. Rob explained that the Subdivision Regulations are still on hold until October 1, 2023, that's when the new laws are in effect.

**Public Comments & Questions:** No public comments or questions.



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**Middle Fork Sheep Creek Minor Subdivision:**

Rob stated that some of the Planning Board members went on a field trip to the subdivision this morning. It is located in a beautiful location. Ken stated that the road is a little dusty, but still a nice road. The road is partially County and partially Forest Service.

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

Rob stated that the Fire Protection will need to be worked out between the developer and the Lima Fire Department.

Kristen asked to add to the conditions that the roads are seasonal access only. The group agreed with Kristen. Vana asked Phil and Deb Page if they plan to sell the lots right away. Deb stated that they do plan to sell later, but not at this time. Vana expressed her concerns about water, she believes that test wells need to be done. Vana mentioned insurance for fire, mortgages won't get approved if there isn't a fire department near the new development. Deb stated that they developed a Subdivision on Bon accord Road, they were required to put in a big tank at that location since they weren't close to a fire department.

Deb stated that they did sell some parcels above this proposed subdivision, they aren't sure if they put in wells, but can find out. There is a spring. The spring wouldn't work as a water source for all the proposed lots, but there is also a creek nearby. Travis stated that he doesn't see water being an issue in this area.

**MOTION:** *Ken moved to add Condition 12: a test water well may be required to check potability and availability, and Condition 13: the face of the plat will have text to read "Emergency or fire services providing protection in this area during all seasons is limited due to access" to the Findings of Facts Staff Report. Justin S. seconded. A verbal vote was taken and the motion carried unanimously.*

**MOTION:** *Ken moved to approve the preliminary plat of Middle Fork Sheep Creek Minor Subdivision with the conditions of approval from the findings of fact report. Vana seconded. A verbal vote was taken and the motion carried unanimously.*



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**Public Comments & Questions:** No public comments or questions.

**Subdivision Regulation Subcommittee Report:** No report.

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

Kristen asked if there has been any more discussion about the piece of land between Clarks Lookout and Pioneer Lookout. Per Rob, not a lot more has been said lately. The group discussed their concerns about the road in that area, water, and emergency access.

**ADJOURN:**

With no further business to discuss, Kristen moved, and Vana seconded the motion to adjourn the meeting. The meeting adjourned at 2:08pm.

**Submitted:**

  
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Secretary, Rochelle Hoerning

**Approved By:**

  
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Chairman, Larry Volkening