

By: \_\_\_\_\_

Beaverhead County Planning Board Regular Meeting  
Commissioners' Room, County Courthouse  
October 19, 2023 at 1:00 pm



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

**Planning Board Members Present:** Vana Taylor, Justin Yoder, Larry Yuhas, Larry Volkening, Rich Lawson.

**Planning Board Members Absent:** Kelly Rowe, Kristen Bailey, Ken Scalzone, Justin Stanchfield.

**Others Present:** County Planner Rob Macioroski, Secretary Rochelle Hoerning, County Sanitarian Tom Wagenknecht, Cornerstone Surveyor Travis Wilson, Dillon Fire Chief BJ Klose, Dillon Tribune Casey Elliott.

**Opening:** Chairman Larry Volkening called the meeting to order at 1:05pm.

**Action on Previous Minutes:**

MOTION: *Justin Y. moved, and Rich seconded that the minutes of September 14, 2023 be approved. A verbal vote was taken and the motion carried unanimously.*

**Planning Board Member Reports:**

Larry Y. reported that RE Miller will be expanding the gravel pit by approximately 1,000 yards.

Justin Y. reported that there are some hunters in the area.

Rich reported that there is some development happening, some new fencing going up. The group talked about the Hook and Horn. Rich explained that it is a coffee place, and store.

Larry V. reported that at the last City meeting they discussed the Loves gas station. There may be a subdivision developed behind the Loves gas station. BJ explained that there was an issue with the road not being wide enough, it needs to be 50 feet. He stated that there are two ways to enter and exit. Larry V. stated that the subdivision that may be developed behind Loves would be in the floodplain. Rob has talked with the developers about it being in the floodplain, that land is in the County but the developers are trying to get annexed into the City. There was some discussion about the lift station in that area. Vana stated that the lift station out there is an issue. Tom stated that its very high ground water in that area, but if they bring in the right fill to stabilize everything it should be alright.

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Larry V. reported that the Tully Springs issue is the bridge. That issue seems to be going to court. The City discussed the road, if it needs to be millings or not. They also discussed if the College will be building apartments/housing.

Vana read her report to the group. A copy of this report can be found in the Planning Department, County Courthouse. She stated that the interest rate went to 8% today. Interest rates might drop down to 5% by March of next year. Vana thinks that things will slow down, but will see how things go nationwide. She stated that she thinks its easier to find a sub-contractor right now, and well drilling might not have as long of a waiting list.

**Planners Report:**

Rob reported that Jessica Murray has resigned from the Extension Office. Therefore, she won't be reviewing the grazing plans anymore. She has referred Rob to someone that will help out though until her position is filled. Rob talked about the Conservation Easements, and provided the Planning Board members with a US Fish and Wildlife Service proposed Missouri Headwaters Conservation Area map for review.

Rob talked about the "dog leg" in the Sweetwater View II Minor Subdivision. He read a letter written by Eugene Brown explaining that he is working with Paul Lacey on what to do with that piece of land.

Rob stated that Great West Engineering Jerry Grebenc is working on the Beaverhead County Subdivision Regulations. Commissioner Mike McGinley is still reviewing the fire supplement, then that will also be sent to Jerry. Larry V. asked BJ about the fire cost, and if he feels its efficient enough. BJ stated that the amount hasn't changed in years. Rob stated that all the money goes into an account. Rob talked about using some of that money as match money or seed money for grants. The group talked about how a grant writer would be beneficial for the City and County. BJ asked Rob to send him any emails that have to do with grant opportunities. BJ stated that he would be happy to apply/write them.

Rob stated that he received a call for a cell tower in Wise River, near Mill Creek Road. He explained that it's a fairly tall tower that will have to be lit.

**Public Comments & Questions:**

Vana asked the group about a gravel pit off Hwy 278, she read it in the paper. Rob stated that the pit will be feeding some of the gravel in the airport area. There will be a speed/traffic study on Hwy 278 to see what the impacts would be with the large trucks. The pit is West of Downing lane. Rob stated that when he receives the compliance forms for the gravel pits he can start notifying the Planning Board members.



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**Schnitzler Minor Subdivision:**

Larry V. stated that some of the Planning Board members took a field trip to the proposed subdivision.

Rob read the findings of fact report by the Planning Board and Planning Staff of the Preliminary Plat of the Schnitzler Minor Subdivision. A copy of this report can be found in the Planning Department, County Courthouse.

Rob stated that the Pipeline easement and road assessment to the water storage needs to be shown on the plat. The road access permit and easement will need to be approved by the County. A culvert is also needed.

Larry V. stated that the access from ten-mile road is pretty deep, and wants to make sure that the water lines underneath isn't disrupted. Rob stated that he thinks the City of Dillon also needs to look at this Subdivision due to the close proximity of the City water lines that are in the area.

Vana asked if the Jones property well logs can be provided for review since its close to the proposed property.

Travis stated that the well logs he provided are the only wells that are listed on the website for well logs. He believes that the Jones well logs are either too old, or just not listed by the driller. So he doesn't have that information available to provide to the Board.

Larry V. talked about the "driveway" road, Wheat Lane. He wants clarification on if that's a road, driveway, or what it is exactly. Who is responsible for that road?

Rich asked if any of the properties in the area are annexed into City water. Per Larry V. yes, he knows that one person is on City water. He reiterated that we need to make the City aware of the proposed subdivision.

Larry V. recommends that the Subdivision is denied until further information is provided. The group discussed if they should deny it, or just add conditions of approval to the Findings of Facts. The group agreed that the following condition should be added: All easements, including water lines, electrical lines, and road ownership should be added to the face of the plat. The following motion was made.

**MOTION:** *Vana moved to approve the preliminary plat of Schnitzler Minor Subdivision with the conditions of approval from the findings of fact report. Justin Y. Seconded. A verbal vote was taken and the motion carried unanimously.*



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**Public Comments & Questions:**

The group discussed and agreed to have Rochelle send the Schnitzler Minor Subdivision Preliminary plat and packet to the City of Dillon for review.

**Subdivision Regulation Subcommittee Report:**

Rob stated that he gave the fire protection supplement to Commissioner McGinley to review. Rob read an email sent by Kristen in regards to the Fire suppression sprinkler systems. BJ stated that the sprinklers would be beneficial to people that live 30 miles outside of town, and own million-dollar homes. Vana expressed her concerns about how costly it would be, but thinks its interesting.

The group agreed to have Rochelle forward Kristens email to the Planning Board for review.

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

Rob stated that we may need to cancel next month's Planning Board meeting.

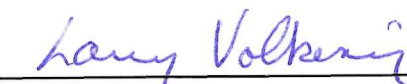
**ADJOURN:**

With no further business to discuss, Justin Y. moved, and Vana seconded the motion to adjourn the meeting. The meeting adjourned at 2:23.

**Submitted:**

  
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Secretary, Rochelle Hoerning

**Approved By:**

  
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Chairman, Larry Volkening