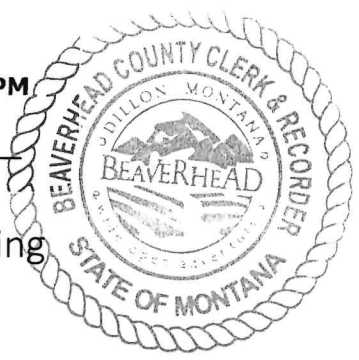




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BEAVERHEAD COUNTY Filed 3/19/2024 At 4:56 PM
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By: _____



Beaverhead County Planning Board Special Meeting
Commissioners' Room, County Courthouse
February 8, 2024 at 1:00 pm

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

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

Planning Board Members Absent: Rich Lawson.

Others Present: Beaverhead County GIS Coordinator Tracy Sawyer, Beaverhead County Planner Rob Macioroski, Beaverhead County Secretary Rochelle Hoerning, Cornerstone Land Surveying Travis Wilson, Montana Quality Builders Paul Lacey, Beaverhead County Attorney Sky Jones.

Opening: Chairman Kristen Bailey called the meeting to order at 1:01 pm.

Action on Previous Minutes:

MOTION: *Ken moved, and Justin Y. seconded that the minutes of January 11, 2024 be approved. A verbal vote was taken and the motion carried unanimously.*

Planning Board Member Reports:

Ken reported that there has been a lot of moister lately due to the rain and snow. He stated that the Economic Seminar in Butte was good, a lot of positive things overall.

Larry Y. didn't have anything to report. He asked the group about Beaverhead County Watershed. Per Tracy, its at about 60%.

Justin Y. stated that there isn't much snow, but snowmobilers are out having a good time. Maverick Ski Hill has picked up a little bit. There are 3 houses for sell in the area.

Larry V. reported that he hasn't heard anything lately from the City Planning Board. The Bike Camp is doing great.

Kelly reported that now that the flooding is over, things are going well.

Vana read her report to the group. A copy of this report can be found in the Planning Department, County Courthouse. She went on to say that it seems like the College and Hospital are hiring more people. She talked with some realtors in Jefferson and Gallatin County and they are busy, but don't have much inventory. At the Economic seminar they reported that Butte-Silver Bow had approximately 1000

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homes sold in the last year. She thinks that Butte-Silver Bow is getting people from Gallatin County since it's a pretty straight shot on the freeway. She thinks that this trend will continue to happen.

Justin S. reported that the Wise River Club is only open 4 days a week. There hasn't been a lot of snow, just ice everywhere. Cows are on the ground. Things have just been slow and quiet.

Kristen reported that there have been a couple of houses sell in Lima/Dell area. There has been a lot of moister. People are starting calving.

Planners Report:

Rob thanked the group for coming to the public hearing for the new Subdivision Regulations. He explained to the group that we have started the process for adopting them by ordinance. That's how we have done it in the past. They should be adopted by the end of March 2024.

Rob stated that the BBER Economic Seminar was interesting, some good things came out of it.

Rob stated that he has been busy with the flooding that occurred. There were some drone photographs taken, so that was interesting to see. The DNRC has been in touch with him about the flooding as well.

Last week he received a floodplain permit from the Diamond O Ranch. They have a big project going on, a multimillion dollar one that will probably be about 4 years in the making. He is also been in touch with the DNRC about how they want to handle the project and permit.

Rob stated that he received a cell tower application outside of Wisdom, near the Big Hole Battle Field.

The lawsuit with the City has been settled. Any subdivisions within a mile of the City will now require Rob to send them a letter in addition to all the stuff we have already been sending them.

Public Comments & Questions:

Ken asked if anyone has heard anything more about Barrett Minerals, aside from what was in the newspaper. The group said they haven't heard anything.

There was some discussion between Rob and Kelly about the 310 Board and Permitting process for the Geoduck project that's happening.

Vana stated that the Beaverhead Development Property Management building has sold. They are trying to do a multi-generational building for Senior Citizens Center, Early Childhood Coalition, and Chamber of Commerce. This will continue to be discussed, and meetings will be held on this subject.

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Western View Minor Subdivision:

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

Rob stated that the Planning Department received an email from Mick with Vigilante Electric in regards to the utility easements. Mick's email states that there aren't any utility easements listed on the plat. There also is not any useable power to feed the new lots by getting easements from a neighbor. The power in front of Cottom's house is secondary power and could not feed the other lots. Cole Cottom will need to contact Vigilante Electric before assuring anyone that there is useable power to the lots.

Ken asked about water rights. He said that the report will need to be changed/corrected to read that there are water rights. Kelly stated that there will need to be an agreement in writing submitted about sharing the water rights. Paul Lacey agreed. The group discussed how there is already an irrigation easement.

Vana asked about ingress and egress. Rob stated that Lot 1 has an MDOT permit for access. Western View Drive will need a MDOT permit for access to the other lots.

Ken asked if there is any connectivity shown. Per Rob, they do show some connectivity to the land beyond.

Kelly wanted to add a condition that the utility easement will be shown on the plat before final. The group agreed. Rob will add it to condition #8. Rob stated that he will also add Condition #14 about water rights.

With no further business to discuss, the following motion was made:

MOTION: *Kelly moved, and Larry V. seconded that the Western View Minor Subdivision be approved. A verbal vote was taken and the motion carried unanimously.*

Public Comments & Questions:

None

Mock Development-New Subdivision Regulations:

Kelly continued conversation from the January 11, 2024 meeting in regards to a mock development.

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The group discussed #30 on the checklist, letter requesting a revocation of agriculture covenants. Rob stated that this pertains to Ag Exemptions.

The group discussed #31 on the checklist, letter indicating locations of cultural or historic resources. Tracy stated that the State will start the process if you are on federal land. Kelly asked about private land. The group questioned if the property owner would have to do SHIPO.

The group discussed # 32 on the checklist, variance request. Rob stated that this comes up often with the lot width and length. Kelly stated that the State Legislature requires this, it's not up to the County. Larry V. asked if it has to be written on the face of the plat. Per Rob, no, the surveyor usually will submit the variance request at time of review.

The group discussed #33 on the checklist, Re-zoning. Per Rob, since we don't have zoning, this would be marked as N/A.

The group discussed #34 on the checklist, an engineering study that identifies the Base Flood Elevation. Per Rob, this applies for people in the 100-year floodplain.

Rob stated that #35 on the checklist would most likely be marked as N/A. Kelly asked the group if this would be used for things like a ditch, overhead power line. Rob agreed, and said it would also be for things like avalanche zone or rock slides. The group talked about seismic maps. Kristen suggested adding hyperlinks to the checklist. The links would direct people to things like seismic maps.

Ken suggested adding SHIPO to the checklist.

The group talked about Radon. Kristen asked who can test for Radon. Per Tracy, there are private companies that have kits that people can pay for.

The group discussed #37 on the checklist. There was some discussion about there being a legislature change. Kelly suggested adding a hyperlink with the MCA. Rob noted that he will ask Jerry Grebenc about it.

Kelly stated that #38 on the checklist, Sage Grouse mitigation plan should include a hyperlink for the map.

The group agreed that developing a new subdivision to the scale of this mock development is costly.

Kelly suggested adding a sign off sheet from the other entities like Electric companies, Ambulance, etc. to show that they have also reviewed what's being proposed.

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The group thanked Kelly for facilitating the mock development.

Public Comments & Questions of Non-Agenda Items:

None

ADJOURN:

With no further business to discuss, the following motion was made:

MOTION: *Kelly moved, and Justin S. seconded to adjourn the meeting. A verbal vote was taken and the motion carried unanimously. The meeting adjourned at 2:38pm.*

Submitted:


Secretary, Rochelle Hoerning

Approved By:


Chairman, Kristen Bailey