



Beaverhead County Planning Board Regular Meeting
Commissioners' Room, County Courthouse
January 11, 2024 at 1:00 pm

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

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

Planning Board Members Absent: Larry Volkening.

Others Present: Dillon Fire Chief BJ Klose, County GIS Coordinator Tracy Sawyer, County Planner Rob Macioroski, Secretary Rochelle Hoerning, County Sanitarian Tom Wagenknecht, County Attorney Sky Jones, Bern Jilek.

Others Present Via Zoom: Casey Elliott.

Opening: Co-Chairman Kristen Bailey called the meeting to order at 1:02pm.

Action on Previous Minutes:

MOTION: *Ken moved, and Justin S. seconded that the minutes of December 7, 2023 be approved. A verbal vote was taken and the motion carried unanimously.*

Planning Board Member Reports:

Ken didn't have anything to report.

Rich reported that there isn't a whole lot of snow in his area. He hasn't seen any construction happening.

Justin S. reported that there isn't a lot of snow in his area yet. No construction or anything for sell that he knows of.

Justin Y. reported that Maverick Ski Hill opens this weekend, not a lot of snow still though.

Kelly reported that he has finished up some of his projects. He has talked with a lot of builders and they are already booked out for this summer. If anyone plans to do any building, plumbing, or wiring, they are all about 6 months booked out right now.

Larry Y. didn't have anything to report.



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Kristen reported that things have been pretty quiet. They got a couple inches of snow last week. There are cows in the Centennial, and some new houses in Lima.

Planners Report:

Rob reported that the MACo attorney has looked over the new Subdivision Regulations. There are a few things that she didn't like. One of which, is the Agriculture Management Plan. In the seven years that Rob has worked for the County he has never seen one of those plans. So, we removed that plan for the regulations. The other, was the expedited review process. It was also removed from the regulations since we don't have any zoning.

Rob introduced the new County Attorney Sky Jones to the group.

Rob informed the group that the Planning Board Chairman is usually also on the Airport Affected Area Board as well. The board will meet once a year. Rob stated that he is the administrator of the board, not the chairman. His role is to inform the board of what's happening with the airport affected area.

Rob stated that there is a special planning board meeting next week, the first public hearing for the new Subdivision Regulations. Rob encouraged all the Planning Board members to attend. There haven't been a lot of inquiries about the Subdivision Regulations, except for one person from the Polaris area. Rob reminded everyone that the new regulations are posted on the County website for people to review. The new floodplain mapping is also on the County website, thanks to Tracy. The second Public hearing for the new subdivision regulations will be on January 29, 2024 at 10:00am, then the adoption of the regulations will be at 10:30am.

Rob stated that there is a 4-lot minor subdivision in the works near Melrose. And a 1-lot minor subdivision near Glen. If the new subdivision regulations are adopted on January 29th, then will review those subdivisions with the new subdivision regulations.

Public Comments & Questions:

No public comments or questions.

Election of Board Chairman, Co-Chairman:

Kristen stated that we will need to elect a chairman and co-chairman. After some brief discussion, the following motions were made:

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MOTION: *Kelly moved to nominate Kristen Bailey as the new chairman, and Justin S. seconded. A verbal vote was taken and the motion carried unanimously.*

MOTION: *Kelly moved to nominate Larry Volkening as the new co-chairman, and Ken seconded. A verbal vote was taken and the motion carried unanimously.*

Rob stated that he would like to recognize Larry Volkening for all the years that he served as the chairman.

Kelly Rowe Mock Development Plan- New Subdivision Regulations:

Kelly stated that he doesn't think the board has seen a major subdivision in many years. So, Kelly wants to run this mock development as if the board members are developers coming in to propose a major subdivision. This mock subdivision is 20 lots, on 30 acres, 5 miles outside of town, and irrigated with water rights. The group agreed that the purchase price right now in Beaverhead County is about \$12,500.00-\$25,000.00 per acre. So, the Purchase price for the land is approximately \$375,000.00.

Kelly asked the group what the first step would be after purchasing the land. The group agreed that the developer would need to talk to the County Planner. Kelly stated that the County Planner would tell the developer to hire an engineer. The group agreed that the cost for an engineer would be approximately \$4,000.00-\$10,000.00 per lot, totaling about \$80,000.00. The County fees, etc. for a major are approximately \$400.00 per lot, totaling about \$8,000.00. Kelly stated that the developer has already invested about \$463,000.00 total, which is about \$23,150.00 per lot at this point.

The group discussed water rights, community well, and single lot wells. Kelly stated that for this scenario they will have community water.

Kelly talked about road access to the mock subdivision. It is located off Highway 41, with a farm access road on one side, and a County road on the other side. There aren't any easements and only one access. The engineers created a roundabout road within the mock subdivision. The group agreed that there would need to be ingress and egress. In regards to fire, the group agreed that the roads would need to meet the requirements for width. BJ asked the group where the fire department would get water. Ken stated that since it's a public water supply, they could put in hydrants. The group talked about the requirements for gallons per minute. The group agreed that there would need to be multiple hydrants to meet the requirements. Kelly stated that the water system would cost about \$600,000.00 at least. So,

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we are now at approximately 1.6 million. That does not include the road fees, which are about \$300,000.00. There was some discussion about road standards.

There was some discussion about utilities being provided. Per Rob, its not a requirement for the developer to put in, its up to the lot owner. The group talked about how utilities should be on the checklist, added to supplement 3 in the subdivision regulations requiring power. Kelly stated that it should be a condition of approval before final plat. Sky stated that he thinks it would be wise to have something in the regulations that say utilities need to be installed, and maybe even something about gas as well. The group discussed easements for underground utilities. Rob pointed out that its already on the checklist in the regulations. The group reviewed the checklist.

Kelly stated that buried power from Vigilante Electric is approximately \$12.00-\$15.00 per foot, totaling about \$60,000.00. The group briefly discussed fire cost, Kelly suggested having review. Kelly suggested having a signature page for the Engineer, Sheriff, Ambulance, Fire, Power, hospital, etc. to make sure that they have reviewed the plan and can handle it.

The group talked briefly about the weed compliance plan, supplement 14 in the Subdivision Regulations.

Kelly pointed out mineral rights (#15 on the checklist), and stated that he has never known of anyone researching their mineral rights. Some discussion amongst the group about this. The group agreed that in most cases it would probably be marked as non-applicable, but should remain on the checklist.

The group talked about walking/bike paths. Vana stated that most paths in Bozeman are built on the exterior of a subdivision. Kelly stated that the trail on Laknar Lane is used a lot. Kelly stated that it is expensive to put in a path. The group talked about the importance of connectivity, and having the easements put into place.

There was a brief discussion about Roads on page 57, and if road maintenance agreements can be required. Sky read out loud section iii- Relation to Adjoining Lands, on page 57. Sky stated that he doesn't see why we couldn't require road maintenance agreements. Kelly pointed out that the road maintenance agreement (or plan) is listed as #19 on the checklist. The group talked about easements.

Kelly pointed out the Transportation Impact Analysis or traffic study, listed as #25 on the checklist. There was some discussion about if whether or not the taxes received for County road maintenance is enough to really cover the costs (impact fees). Vana mentioned RID's and SID's, and the group briefly discussed RID's, SID's, and HOA's.

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Vana asked if the Grazing Plan has been updated. Per Kristen, no, because the County currently does not have an Extension Agent. Kristen asked if the Grazing Plan is added to the checklist. Per Rob, no, there is a supplement though.

The group discussed requiring covenants, for things like road maintenance. Sky stated that he would look more into having required covenants that are either more restrictive or less restrictive than the County Ordinances.

The group discussed development in the floodplain, Tom and Rob explained that permits are required.

Kelly stated that we will try to continue this mock development at the next meeting.

Public Comments & Questions of Non-Agenda Items:

Rob talked about property assessments and the importance of building permits and zoning. We are missing a lot of tax dollars by not having a building permit process. Tom explained to the group that the only way they can track it is by septic permit, and by driving around.

Rochelle reminded the group about the 2024 Economic Outlook Seminar in Butte. Vana stated that she wants to attend.

ADJOURN:

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

MOTION: Kelly moved, and Larry Y. seconded to adjourn the meeting. A verbal vote was taken and the motion carried unanimously. The meeting adjourned at 3:05pm.

Submitted:


Secretary, Rochelle Hoerning

Approved By:


Chairman, Kristen Bailey