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BEAVERHEAD COUNTY Filed 4/15/2024 At 4:30 PM
Stacey Reynolds, Clerk and Recorder
By: _____ *CRME*



Beaverhead County Planning Board Meeting
Commissioners' Room, County Courthouse
March 14, 2024 at 1:00 pm

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

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

Planning Board Members Absent: Kelly Rowe, Justin Stanchfield.

Others Present: Cornerstone Land Surveying Travis Wilson, Beaverhead County GIS Coordinator Tracy Sawyer, Beaverhead County Planner Rob Maciorsoski, Beaverhead County Secretary Rochelle Hoerning, City of Dillon Fire Chief BJ Klose, James Hagenbarth, G&E Surveying Erland Gendreau, G&E Surveying Reece Gendreau.

Opening: Chairman Kristen Bailey called the meeting to order at 1:05pm.

Action on Previous Minutes:

MOTION: Ken moved, and Larry Y. seconded that the minutes of February 8, 2024 be approved. A verbal vote was taken and the motion carried unanimously.

Planning Board Member Reports:

Larry Y. reported that he visited the new gravel pit located at the airport.

Larry V. reported that the City Planning Board did not notify him of the last meeting. He talked about an email list and how he plans to discuss the list with the Commissioners. He stated that the Bike Camp has received its first cyclist. He just found out that they got a snowdog to help make trails for cross country skiing.

Ken reported that there isn't a lot going on in his area, just muddy roads and pot holes.

Justin S. reported that there are 3 houses for sale in his area, and a few lots. Some people continue to go to the ski hill.

Vana read her report to the group. A copy of this report can be found in the Beaverhead County Planning Department, County Courthouse. Vana stated that they have been busy, this trend is expected to continue through summer. She talked about property taxes; she thinks its very interesting how they formula it. Beaverhead County still needs inventory. People who come from out of State and other parts of Montana are amazed by the prices here. People are leaving other areas and paying cash here, seems to be mostly retired people.



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Kristen reported that she attended the airport appeals board meeting and they discussed the paving of the airport. They didn't really have a timeline for that, it probably depends on the funding. Not much happening in her area, lots of baby calves, the snow is melting.

Rich reported that it's still winter in his area, 6 degrees below this morning. There was Ski-Jouring two weekends ago and over 2,000 people attended. He heard that a 40-acre piece of land outside of Wisdom just sold. Jackson is having problems with their sewer.

Planners Report:

Rob reported that the second reading of the Subdivision Regulations was on February 20, 2024. They will be officially adopted on March 20, 2024. So, any subdivisions that come in after today's meeting will be reviewed with the new Subdivision Regulations.

Rob stated he has been busy with subdivisions, cell towers, and floodplain permits. He received three (3) floodplain permits so far this year. He talked a little bit about the Geoducks floodplain permit, it will be a long process. He stated that the Cornell park floodplain permit will also be another big project. They are proposing a boat dock, beach area, and more picnic spaces, along with better parking. The other floodplain permit is off Schuler lane, that one is pretty straight forward.

The Jones Family Minor Sub out of Jackson will go to final plat on Monday. They had to get access permits before they could move forward.

He mentioned that the Planning Department will update their fees soon. We will need to raise some of the fees, especially the Floodplain Permit fee and the Survey Review fee. He talked about the Community Planning funds and asked the board to start thinking about some ideas for those funds.

Public Comments & Questions:

No public comments or questions.

Curtz Minor Subdivision :

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

Vana asked if there will be any covenants. She thinks there is cattle in the area, so they should probably put dogs at large on the face of the plat. She also mentioned that it states no grazing. She thinks that's

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something that we should address. Rob stated that they will need a grazing plan. She asked if a new culvert needs to be put in. Per Rob, no, but the access permit will address that if one is needed.

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

MOTION: *Ken moved, and Justin Y. seconded that the Curtz Minor Subdivision be approved with the corrections made to the site-specific conditions. A verbal vote was taken and the motion carried unanimously.*

Public Comments & Questions:

No public comments or questions.

Hagenbarth Minor Subdivision:

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

Vana asked to review the large print out of the plat. She asked Rob to point out the wells on the plat. Rob said that they are going to need to add the locations of the well and septic onto the final plat.

Vana asked if there is access to parcel one (1). Per Rob, yes, its off the highway. James stated that there are three (3) ways to access the property.

James stated that a correction will need to be made in the findings of facts report. He stated that the report will need to read David J, not David F. He also stated that there are no irrigation rights to the ground. There are three (3) wells, one has not been used, the other is only used for stock water well. He asked if he needs to test that well. Per Rob, no, just domestic wells. James stated that the only irrigation would be gardening from the domestic well.

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

MOTION: *Ken moved, and Justin Y. seconded that the Hagenbarth Minor Subdivision be approved with the corrections made to the site-specific conditions. A verbal vote was taken and the motion carried unanimously.*

Public Comments & Questions:

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Larry V. asked when these subdivisions will go to final plat. Rob stated that he will talk to the Commissioners' Secretary about getting them put onto the Commissioners Agenda. It will be tentatively scheduled for March 25, 2024.

James Hagenbarth thanked the Planning Board for everything they do for the community.

Public Comments & Questions of Non-Agenda Items:

Kristen stated that the Beaverhead County Planning Board Special Meeting Minutes need approval. The following motion was made:

MOTION: *Ken moved, and Justin Y. seconded that the minutes from the Special Meeting of January 18, 2024 be approved. A verbal vote was taken and the motion carried unanimously.*

Rob stated that the next Planning Board meeting will be held on April 11, 2024. We have two (2) Conservation Easements for review, so far.

Larry V. confirmed with the group that there is a new Extension Agent hired.

Larry V. asked if we can print some hard copies of the new Subdivision Regulations. Per Rob, yes, we will provide everyone with a hard copy at the next meeting.

ADJOURN:

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

MOTION: *Ken moved, and Vana seconded to adjourn the meeting. A verbal vote was taken and the motion carried unanimously. The meeting adjourned at 2:03pm.*

Submitted:


Secretary, Rochelle Hoerning

Approved By:


Chairman, Kristen Bailey