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BEAVERHEAD COUNTY Filed 6/14/2024 At 12:03 PM
Stacey Reynolds, Clerk and Recorder
By: _____



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

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

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

Planning Board Members Absent: Justin Stanchfield.

Others Present: Rob Macioroski, Rochelle Hoerning, BJ Klose, Travis Wilson, Tracy Sawyer, Tom Wagenknecht.

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

Action on Previous Minutes:

MOTION: Ken moved, and Rich seconded that the minutes of March 14, 2024 be approved. A verbal vote was taken and the motion carried unanimously.

Planning Board Member Reports:

Rich reported that they have a failing bridge in his area on Swamp Creek Rd., south of Hwy 278. They are allowing some cattle to cross it, but no vehicles. The County did provide an alternate route. However, the culverts on that route froze up and water covered the road. But, it should thaw out soon. Looks like it is going to be about a year before that bridge is replaced.

Larry V. reported that the bike camp is doing well, he is receiving calls from people that want to tour the area. Approximately 115 people a week are inquiring about it. He stated that he is in the process of resigning from the City Planning Board. He didn't feel comfortable being on the board due to the board having private meetings over email and changing/modifying documents without public notice. He received a nice letter from the City Operations Manager Todd Hazelbaker asking him to stay. However, he doesn't feel comfortable staying on the board. Rob stated that he is in the process of discussing this with the Commissioners and the County Attorney about how to move forward on getting a replacement for Larry V.

Ken and Justin Y. stated that they didn't have anything to report.

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Larry Y. reported that there are a couple of storage sheds being built in his area. There is some farming happening as well.

Vana read her report to the group, a copy of this report can be found in the Planning Department, County Courthouse. She stated that we have a lot of buyers, there just isn't much inventory in Beaverhead County. Whatever is coming onto the market is selling quickly, not very many new builds happening.

Kristen reported that there was one house that sold in Dell. Sheep Creek was exciting over the weekend, they took out a culvert and are doing some road maintenance. Lima Dam is doing well, it will fill. They started releasing a little bit of water out of there last week. The snow pack in the Centennial is a little spotty, ranges from about 70-90%.

Kelly reported that he has been working on the flood clean up off Laknar Lane, they finished that up yesterday. He has heard that things are slowing down with building in some areas, like Bozeman.

Planners Report:

Rob reported that he has talked with a few people from out of State inquiring about property. The more interesting conversation was with some people from Utah that own an Assisted Living Center. They were inquiring about a piece of property called Five Rivers Lodge, off the Hwy towards Twin Bridges. They were concerned about how high the taxes are on that piece of property and are looking to change it from residential to commercial. He isn't sure how the buyers will get that done, but thinks it would be nice to see something done with the property.

Last month he issued 3 different floodplain permits and has another one coming soon. Last year he issued a total of 3 permits for the year. He believes that since the new floodplain maps are out, people are becoming more aware of the process. Rob talked about the Freedom Ranch pond project. He received guidance from some people in Bozeman on how to issue that permit, it is now complete now.

Rob stated that he received some stuff from the MDOT about Carrigan Lane and the old Hwy. It looks like they are getting close to finalizing the engineering on that.

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Public Comments & Questions:

Ken asked if anyone knows anything about the Loves Truck Stop. Per Rob, he believes its still in the works with the City. There was some discussion about how they will need to possibly update or replace the lift station. Rob stated that the lift station is currently along the Blacktail Creek, in the floodplain.

Deadwood Partners LLC Conservation Easement:

The group reviewed the large map of the easement printed and provided by GIS Coordinator Tracy.

Rob stated that this Easement is on the State line of Idaho. There are two (2) building envelopes on the land. One currently has some buildings on it, the other is closer to the Hwy. A week or two after he received this easement, he got an email from a realtor stating that this property is for sale. The easement will be on the land before its sold.

He stated that he got an email from the Montana Land Reliance and they are half way to their goal of 2 million acres under Conservation Easements.

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

MOTION: *Ken moved, and Larry Y. seconded that the Deadwood Partners LLC Conservation Easement be approved. A verbal vote was taken and the motion carried unanimously.*

Public Comments & Questions:

No public comments or questions.

Hat Creek Ranches LLC Conservation Easement:

Rob stated that this is a 640-acre section of land. Rob explained that before he received the Conservation Easement, the Survey Review Committee reviewed the survey. The one section of ground was broken into 4-160-acre parcels. Rob believes that they did this with the anticipation of having a conservation easement. Kelly asked if they are going to pull out the property

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boundaries. Per Rob, they don't have to at this point, they have a building envelope in the middle of the section.

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

MOTION: *Ken moved, and Larry Y. seconded that the Hat Creek Ranches LLC Conservation Easement be approved. A verbal vote was taken and the motion carried unanimously.*

Public Comments & Questions:

No public comments or questions.

Public Comments & Questions of Non-Agenda Items:

Rob stated that the Hagenbarth Subdivision is getting close to final plat. The Curtz Subdivision is moving forward, they will need to get DEQ approval so that might take a while.

The group talked about the bridge closing down in Twin Bridges. Vana asked if Beaverhead County has checked all the bridges in our County. Per Rob and Tracy, yes, they are working on checking them all. BJ stated that he drove to Twin Bridges this morning to check what their signage said about the bridge being closed. He explained that he took the route (according to the map) and there wasn't any signage until you get to Ruby Valley Drive. Kelly stated that there isn't any signage in Whitehall either. BJ stated that there is some signage posted in Butte.

There was some discussion about the train blocking off Lovers Leap last Friday. It blocked the access for approximately 2 hours. The group talked about the importance of safety and public health in that area and how Beacon on the Hill could not develop a Subdivision in that area unless they figure out another access.

ADJOURN:

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



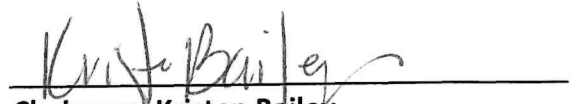
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MOTION: Larry Y. *moved*, and Justin Y. *seconded* to adjourn the meeting. A verbal vote was taken and the motion carried unanimously. The meeting adjourned at 2:00pm.

Submitted:


Secretary, Rochelle Hoerning

Approved By:


Chairman, Kristen Bailey