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BEAVERHEAD COUNTY Filed 8/15/2024 At 1:36 PM
Stacey Reynolds, Clerk and Recorder
By: _____



Beaverhead County Planning Board Meeting
Commissioners' Room, County Courthouse
June 13, 2024 at 1:00 pm

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

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

Planning Board Members Absent: Ken Scalzone, Justin Yoder, Kelly Rowe.

Others Present: John Seymour, Beaverhead County Planner Rob Macioroski, Beaverhead County Secretary Rochelle Hoerning, Dillon Fire Chief BJ Klose.

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

Action on Previous Minutes:

MOTION: Rich moved, and Justin S. seconded that the minutes of April 11, 2024 be approved. A verbal vote was taken and the motion carried unanimously.

Planning Board Member Reports:

Larry V. reported that they have about 30 kids so far at the bike camp, about 4 people came to the camp for bike repairs. There are more people from the community coming to the camp, so that's great. The City wants to discuss the issues with the Loves project, they hope that Larry will meet with them. He will go to the meeting tonight that Sarah is having at Sweetwater. He is going to refer them to Jerry Grebenc with Great West Engineering.

Rich reported that there have been some remodeling projects, no new construction. Things are slow and quiet.

Larry Y. reported that there doesn't seem to be anything new in his area. The crops are looking good, getting ready to start haying.

Justin S. reported that the Freedom Ranch continues to work on the pond. There are some houses for sale on the Butte-Silverbow side of the river. Not a lot of boats on the river. It looks like it might be an off season this year. The grass is green, but not growing. We need rain.

Vana read her report to the group. A copy of this report can be found in the Planning Department, County Courthouse. She stated that it has been a little busy. People have been calling about commercial buildings. There have been some price reductions on some places listed. There might be another drop in the interest rate. There are plenty of people looking they just can't afford the prices right now.

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Kristen reported that there are a lot of businesses for sale in her area. Lima dam is in good shape. She stated that its dry, we need rain. There wasn't a lot of high water out of the Centennial, it mostly came from Sheep Creek and some from the Peaks.

Planners Report: Rob reported that the Plutt Minor Subdivision received an extension. The Commissioners approved it on Monday. The DEQ (Department of Environmental Quality) is getting close to deciding.

The Hagenbarth Minor Subdivision was filed with the Clerk and Records office.

The Big Hole Battle field is looking to expand by about 300 acres.

The Poindexter Slough project will be placing tree trunks in the river. This project is interesting because the floodplain permit often isn't in the floodway. Rob has been working with the engineers on this project.

The Geoduck project is moving along, its an expensive project. Rob has been working with the Beaverhead County Conservation District on the 310 permits for this project. They plan to work this project in sections/phases.

Public Comments & Questions:

No public comments or questions.

Felton Angus Ranch Inc. Conservation Easement:

Rob informed the group that this Conservation Easement is located in the Big Hole Valley West of Wisdom. Tracy printed off large maps for the group to review.

Rob stated that the FWP (Fish, Wildlife and Parks) is one of the major Easement holders in our area. This Easement consists of about 1,677 Acres of land in the Big Hole. Vana asked if this was private land previously. Per Rob, yes. Rich stated that there are a lot of Easements surrounding it. There is a Moose habitat and Cows are also grazing this area.

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

MOTION: *Vana moved, and Rich seconded that the Felton Angus Ranch Inc. Conservation Easement be approved. A verbal vote was taken and the motion carried unanimously.*



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Public Comments & Questions:

Larry V. asked Rob if he thinks there will be more Easements on the horizon. Per Rob, yes, he believes so.

Public Comments & Questions of Non-Agenda Items:

John Seymour approached the Planning Board and stated that he lives off of Lovers Leap Road. He distributed a map of his property to everyone in the group. He stated that he currently has some young people living on his property that are caretakers. They have been there for about 12 years. He asked the Planning Board to approve a Road Variance Request. He plans to subdivide the property and sell a piece of the land to the young caretakers at a very reduced price. He doesn't anticipate this having an impact on the road traffic.

He stated that the piece of land is between 17-20 acres. He plans to have it surveyed and will go through subdivision review. But, wanted to inquire about the road first. He reiterated that he is selling this land to the young caretakers at a very low rate so that they can build a house.

Larry V. asked what the terrain is like in that area. John stated that there are some rolling hills, but mostly flat land. There is power on the property, but they will need to drill a well.

Kristen asked John if he has talked with any emergency services providers. Per John, no, not yet. She encouraged him to get a letter of support or a letter of recommendation in regards to the road. Rob suggested that John gets letters from both the Fire Department and EMS (Emergency Management Services). Then schedule to be placed onto the Planning Board Agenda. This will allow the Planning Board a field visit to the property.

Vana asked if there are any Deed restrictions. Per John, no there aren't any Deed restrictions. Rich asked what the water is like in that area. Per John, Water depth is about 300 feet.

John stated that he will talk with the Fire Chief and the Emergency Services Departments.

John thanked the group and stated that he can be reached by phone if the Board has any questions. John Seymour left the meeting.

The group looked at the map and talked about where they think the road would begin and how much of it would need to be brought up to County specs. Rob stated that he would think that the entire road would have to be brought up to specs due to safety concerns. BJ stated that the Fire code might come into effect for this piece of property. There are a lot of variables to look at here. The group agreed that

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they would need to take a field trip to the property. The group agreed that they all have a lot of questions about this and that its best to have him placed on the agenda for further discussion.

ADJOURN:


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

MOTION: Justin S. moved, and Larry Y. seconded to adjourn the meeting. A verbal vote was taken and the motion carried unanimously. The meeting adjourned at 2:10pm.

Submitted:


Secretary, Rochelle Hoerning

Approved By:


Chairman, Kristen Bailey