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BEAVERHEAD COUNTY Filed 3/18/2025 At 1:40 PM
Stacey Reynolds, Clerk and Recorder

By: _____

Stacey Reynolds

Beaverhead County Planning Board Meeting
Commissioners' Room, County Courthouse
January 9, 2025 at 1:00 pm

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

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

Planning Board Members Absent: Justin Stanchfield, Larry Yuhas, Rich Lawson.

Others Present: Beaverhead County GIS Coordinator Tracy Sawyer, Trails Coalition Representative Jamie Cottom, Beaverhead County Secretary Rochelle Hoerning, Beaverhead County DES Coordinator/Sanitarian Tom Wagenknecht, County-City Planning Board Liaison Maria Emmer-Aanes.

Opening: Chairman Kristen Bailey called the meeting to order at 1:00pm.

Action on Previous Minutes:

MOTION: *Ken Scalzone moved, and Justin Yoder seconded that the minutes of November 14, 2024 be approved. A verbal vote was taken and the motion carried unanimously.*

Planning Board Member Reports:

Ken Scalzone reported that there are a couple of homes for sale in his area.

Larry Volkening reported that there is some construction work happening with the Axes Canyon Subdivision. The bike camp did great this year. Over 300 visitors, and 100 hikers. They are getting people from all over now. They have re-done/ fixed bikes (approximately 40). They are usually donated to members of the public that are in need. He is seeing more cross-country skiers.

Justin Yoder reported that they have been getting snow, the ski hill is open now. There are a few homes for sale in his area.

Kelly Rowe reported that his business is doing the addition on the hospital. They are about 2-3 weeks from pouring the slab, then the building will go up. They have also been busy with house foundations.

Vana Taylor read her report to the group, a copy of this report can be found in the Planning Department, County Courthouse. We are still seeing some price reductions lately; people are waiting to see what happens in the next month. There is not as much new construction happening as people thought there would be, mostly spec homes. There is limited land, we need smaller lots of land. We have seen a price increase on the average home from 2023 to 2024.



Beaverhead County Planning Board Meeting
Commissioners' Room, County Courthouse
January 9, 2025 at 1:00 pm

Maria Emmer- Aanes reported that they are on the last revision for the City Growth Plan. It will be released to the public for comment.

Kristen Bailey reported that there is some snow in her area, about 8 inches of fresh snow in the Centennial.

Planners Report: Rob Macioroski read the Planner's 2024 Year End Report. A copy of this report can be found in the Planning Department, County Courthouse.

Rob thanked the members of the board for re-upping their term. He reminded everyone about the Economic Seminar in Butte on February 6, 2025. He asked that people let us know if they plan to attend so that we can get registered.

Rob has Jim Berkey lined up to present about Conservation Easements within the next couple of months.

Rob mentioned the 2-year holding period for all Family Transfers before selling. He also explained the process for Supplement 14 of the Beaverhead County Subdivision Regulations.

He issued a Floodplain permit recently to someone that was in the Floodway. They will need to have some engineering done before building.

There are a couple of Subdivisions that are still in the DEQ process, we should see those go to final plat soon. The Curtz Minor Subdivision has decided to withdraw their Subdivision submittal. Seymour has decided to do an Ag Exemption Survey.

Public Comments & Questions:

Kelly asked about the old City Water Site, Jamie stated that the Trails Coalition purchased it and is cleaning up the area. They had some grant funding and John Erb donated \$100,000 to help get it cleaned up. They will host a meeting in February sometime to get some public comment about what the community would like to see with that trail head.

Tom W. shared a Flow Chart with the group. This chart will help guide the community in the direction they need for building in both the County and City. This Flow Chart can be found in the Sanitarians Office, County Courthouse. Tracy stated that he will eventually have this chart on the County Website. Kelly suggested adding who to contact within the flow chart. Kelly stated that this flow chart goes hand in hand with what we have been talking about in regards to educating the public. Kelly asked the group for ideas on how to do outreach with this. It was suggested to distribute it to the realtors. Maria

Beaverhead County Planning Board Meeting
Commissioners' Room, County Courthouse
January 9, 2025 at 1:00 pm

suggested that we add a paragraph at the top about why people should follow this chart, explaining the benefits. Larry V. suggested that we get this document approved by the Commissioners. He would like to see that this document become a requirement. Kelly stated that he thinks it should just be used as an educational piece, not necessarily a required document.

Election of Board Chairman, Co-Chairman:

MOTION: *Larry V. moved that Kristen Bailey be elected as the board chairman. Justin Y. seconded the motion. A verbal vote was taken and the motion carried unanimously.*

MOTION: *Kelly R. Moved that Ken Scalzone be elected as board co-chairman. Justin Y. seconded the motion. A verbal vote was taken and the motion carried unanimously.*

Public Comments & Questions of Non-Agenda Items:

Justin Y. asked about the Truck Stop and its progress. Rob stated that he doesn't have any knowledge of what's happening with it. There is some question whether or not it will be annexed into the City. Tracy stated that the City has done a resolution to Annex it, but it is not a tract of record yet.

ADJOURN:


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

MOTION: *Ken S. moved, and Justin Y. seconded to adjourn the meeting. A verbal vote was taken and the motion carried unanimously. The meeting adjourned at 2:13pm.*

Submitted:


Secretary, Rochelle Hoerning

Approved By:


Chairman, Kristen Bailey