



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

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

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

Planning Board Members Absent: Kristen Bailey, Kelly Rowe.

Others Present: Dillon Fire Chief BJ Klose, Beaverhead County Planner Rob Macioroski, Beaverhead County Secretary Rochelle Hoerning, County-City Planning Board Liaison Maria Emmer-Aanes.

Opening: Co-Chairman Larry Volkening called the meeting to order at 1:05pm.

Action on Previous Minutes:

MOTION: Ken Scalzone *moved*, and Justin Stanchfield *seconded* that the minutes of September 12, 2024 be approved. A verbal vote was taken and the motion carried unanimously.

Planning Board Member Reports:

Justin Stanchfield reported that its pretty quiet in his area. The river is low, not much snow. Things are really dry right now. The Wise River Club is doing well.

Rich Lawson reported that the cell tower by the Battle Field is up. There is a new home being built on Steel Creek. He hopes that we get more snow. There are some elk in the area, mostly on private property. There were some grizzly bear tracks reported in the Big Hole.

Maria Emmer-Aanes reported that the City hasn't had a meeting in a month. They are in the beginning stages of creating a Growth Plan.

Vana Taylor read her report to the group. A copy of this report can be found in the County Planning Department, County Courthouse. She stated that homes listed on the lower end are selling extremely fast. We have had some more activity since the election. The interest's rate should be going down. She has had a mixture of buyers, some from out of State and some local.

Larry Yuhas reported that there is a home that just finished being built on Hoot Owl.

Ken Scalzone didn't have anything to report.

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Justin Yoder reported that he sold the Grasshopper awhile ago. He is still living in the area though. There are some hunters. He hopes that they get more snow.

Larry Volkening reported that there are some lots available in his area. Vigilante is working on the power poles in the area. The Blacktail bridge is finished. The bicycle camp is doing well. This year they had about 250 campers. He has been replacing bicycles, 4 or 5 that have been rebuilt. Pickle ball is going well, they just removed the net for the winter. The hockey rink is starting up soon. They share the electricity with the bicycle camp. They ran water over to the dog park to help water the trees.

Planners Report:

Rob Macioroski reported that the Plutt Minor Subdivision filed for an extension for 12 more months. They are still going through DEQ review. The PLT Minor Subdivision is moving forward, pretty close to final plat. The Curtz Minor Subdivision sent a water sample to DEQ. There is some chloroform in the water, so that still being reviewed. The Detton Minor Subdivision going through DEQ review. The Axes Canyon Estates Minor Subdivision is also going through DEQ review.

Rob will put together the year end Planning report in December. He will share that report with the Planning Board in January. The Jilek Family Transfer Road access has been worked out; they are relocating the emergency access. We should be receiving the preliminary survey for that soon.

Public Comments & Questions:

Maria Emmer-Aanes stated that the Early Childhood Coalition has 2 transportation buses. They will coordinate with the after-school programs and help transport kids. It's called the Beaverhead Bus Brigade. She encourages people to attend the meeting on November 18, 2024. You can contact Maria at the Early Childhood Coalition to find out more about this new program.

Wolfe Hereford Ranch/McCoy Conservation Easement:

Larry Volkening stated that he was wondering about the access for hiking or cross-country skiing. He would like to clear up who has access for those types of recreational activities. Is it open to the public? He referenced section 3.7 and 3.10 of the Conservation Easement Packet. Justin S. agreed that its ambiguous, there needs to be some clarification. He mentioned the Conservation Easement on his own property and stated that access has to be approved by the landowner, not the Conservation Easement.

Larry Volkening recommends that since we have 90 days, we ask for clarification from The Nature Conservancy. Rob stated that he will definitely put that into his letter and will email Mr. Berkey. He

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recommends that we also ask Mr. Berkey to do a training with the Planning Board maybe sometime next year about Conservation Easements.

Justin Stanchfield made mention that these packets could just be boilerplate language and not tailored specifically to each Conservation Easement. There was some discussion about how the Planning Board wishes they could add more input about Conservation Easements.

With no further discussion, the following motion was made.

MOTION: *Justin Stanchfield moved that we ask for clarification of access listed on 3.7, 3.10, and 3.13 of the Wolfe Hereford Ranch/McCoy Conservation Easement Packet. Vana Taylor seconded the motion. A verbal vote was taken and the motion carried unanimously.*

Public Comments & Questions of Non-Agenda Items:

Rob informed the Board that 5 members have terms set to expire at the end of the year. He encourages those people to submit a letter of interest or an email before December 31, 2024.

Rochelle informed the Board members that Mileage reimbursements will be submitted by the end of December. They should receive a check in the mail January 2025. If mailing addresses have changed, please let her know.

ADJOURN:

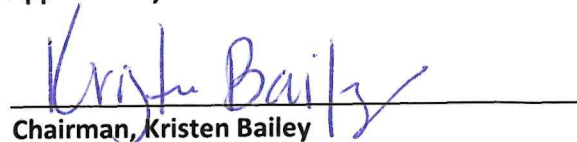
With no further business to discuss, the following motion was made:

MOTION: *Ken Scalzone moved, and Vana Taylor seconded to adjourn the meeting. A verbal vote was taken and the motion carried unanimously. The meeting adjourned at 2:08pm.*

Submitted:


Secretary, Rochelle Hoerning

Approved By:


Chairman, Kristen Bailey