



Beaverhead County Planning Board Meeting
Commissioners' Room, County Courthouse
August 21, 2025 at 1:00 pm

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

Planning Board Members Present: Kristen Bailey, Kelly Rowe, Rich Lawson, Vana Taylor, Larry Yuhas.

Planning Board Members Absent: Justin Stanchfield, Justin Yoder, Larry Volkening, Ken Scalzone.

Others Present: Montana Quality Builders Paul Lacey, Cornerstone Land Surveying Travis Wilson, Beaverhead County Planner Tina Caron, Madison County Planner Cody Marxer, Dillon Fire Chief BJ Klose, Beaverhead County Secretary Rochelle Hoerning, Beaverhead County GIS Coordinator Tracy Sawyer, Jackson Water & Sewer representative Susan E. Olsen, Beaverhead County Sanitarian Tom Wagenknecht.

Opening: Chairman Kristen Bailey called the meeting to order at 1:08pm.

Action on Previous Minutes:

MOTION: *Rich Lawson moved, and Kelly Rowe seconded that the minutes of the June 12, 2025 and July 10, 2025 meeting be approved. A verbal vote was taken and the motion carried unanimously.*

Planning Board Member Reports:

Rich Lawson reported that a grizzly bear walked by his house last week. The bear has also been spotted at the canister site. There are two shops in Wisdom being built. Steel Creek has a nice big house being constructed.

Kelly Rowe reported that the rivers are low and hot in the Big Hole. Lack of water is a problem this year.

Vana Taylor read her report to the group. A copy of this report can be found in the Planning Department, County Courthouse. There is a lot of commercial for sale in Beaverhead County right now, approximately 15. Homes on the market have been sitting longer than what we have seen in the past. She thinks people are waiting for the interest's rates to go down.

Larry Yuhas reported that people are finishing up haying and grain harvest. Things are dry.

Kristen Bailey reported that things are dry in the Lima/Dell area. The Lima Café has been leased out.

Planners Report:

Tina stated that a lot of Subdivisions that have gone through final approval are not actually physically meeting their conditions (like roads). Tina suggested having a process for site visits. Cody stated that she

Beaverhead County Planning Board Meeting
Commissioners' Room, County Courthouse
August 21, 2025 at 1:00 pm

physically goes and inspects the property and then receives a sign off from the engineer. She noted that we already have this outlined in our subdivision regulations, we just need to start implementing it. She also suggested that we adjust our fees.

There was some discussion about the RV legislative updates, Jackson hot springs and the Jackson/Sewer district hookups.

Tina mentioned the two floodplain projects that are currently in the works. Cody explained the Diamond O floodplain restoration project. Its such a large project that they are doing it in phases, about 4 or 5 phases in total. Kelly stated that the 310 board has approved phase 1 of the project so far. Kelly explained that this project will help with the fishing and habitat.

Tina stated that the Commissioners are scheduled to review a floodplain permit that is in violation. The meeting will be held on Monday at the Commissioners Meeting.

Public Comment & Questions :

No public comment or questions.

Discussion & Action- Baldy View Minor Subdivision:

Tina read the Findings of Facts Report to the group. A copy of this report can be found in the Planning Department, County Courthouse.

Vana asked if there is an active (HOA) Home Owners Association. Per Tina, lots were created by COS prior to Subdivision regulations, there is not an active HOA. Kelly stated that the Covenants will run with the land. Paul confirmed that these parcels can not be divided further than 10 acres.

Vana asked about changing legal and physical access statement for power and telephone access from Sawmill to Thatcher.

Kelly stated that we need to change "appropriate department" to read Extension Agent, Weed Department, etc. Kelly asked about the fire fee. BJ stated that it is \$2,000 a lot plus the annual inflation average rate calculated. Vana confirmed that the \$2,000 fee is for water on wheels program.

There was some discussion about receiving letters of approval from the departments. (Ambulance, Fire, Sheriffs, schools, etc.) Cody confirmed that those letters would be good to have. Cody stated that we can add it as a condition. Kelly suggested adding it to the standard conditions for all future subdivisions.

BJ asked if we have thought about development behind these lots. Per Cody and Tom, it is not of concern because its not allowed.

Beaverhead County Planning Board Meeting
Commissioners' Room, County Courthouse
August 21, 2025 at 1:00 pm

Kristen stated that the driveway to the second lot has utility boxes. Paul stated that Mick with Vigilante recommended placing the junction boxes there. The group agreed that the utility easement will need to be shown on the face of the plat. Discussion about the road also serving as a utility easement.

MOTION: *Kelly Rowe moved to approve the preliminary plat of the Baldy View Minor Subdivision with the findings of facts. Rich Lawson seconded the motion. A verbal vote was taken and the motion carried unanimously.*

Discussion- Fire Chief, BJ Klose (Fire District #2) Subdivision Regulations Fire protection:

BJ stated that when we originally created the subdivision regulations he provided us a preferred plan and an alternate plan. He feels the alternate was used and then stripped down. He has a problem with water on wheels. The impact fee is an illegal fee. BJ is requesting that the Planning Board reviews some fire protection plans that he will provide to them via email. He explained that people could be affected by our current regulations as it relates to home insurance. There was some discussion about water source locations.

Vana asked for BJ to explain the Water on Wheels. BJ stated that they get water from the City hydrants and truck the water "on wheels". Kelly stated that the fee is designed for the fire department to improve equipment or use it towards grant match money for things like strategically placed water wells.

Tom asked what the fix is for the existing subdivisions. Per BJ, none. But, we can implement something other than the water on wheels now and move forward for future subdivisions. He wants to implement something that will satisfy the 1,000-foot water requirement for insurance companies.

Kristen asked who would maintain the proposed fire protection. BJ read the proposal and stated that the members and owners of the subdivision are responsible, not an HOA but the individual owners. BJ would make sure that something is submitted annually.

Cody stated that she has issues with the water on wheels program because of the impact fee. She suggests we talk to our County Attorney. Tom confirmed that the County can implement the impact fees and collect the fees, then distribute appropriately to the fire departments. There was some discussion about if this is legal.

Kristen asked BJ if he could send the proposals to everyone including the other fire chiefs and trustees in Beaverhead County. BJ agreed.

Travis stated that we need to be careful on how tightly we squeeze. If people aren't making money on a subdivision, then they will find a way to evade subdivision.

Beaverhead County Planning Board Meeting
Commissioners' Room, County Courthouse
August 21, 2025 at 1:00 pm

BJ stated that he is not advocating for insurance companies. He is here to discuss this for public safety. He mentioned the fire suppression that Bozeman requires. Cody stated that the proposal needs to be backed by data. Such as time response, water accessibility, etc.

Paul asked if water on wheels will continue for existing subdivisions that have paid into it. Per BJ, yes, they will continue to bring water with them. BJ talked about adding another fire station or more strategically placed wells. He has been working on getting more water North of town.

BJ stated that the water on wheels was initially a great program. But now that the community has grown and the fire volunteers have decreased, its difficult to run the water on wheels due to man power.

The group agreed to review the proposed fire protection plans and discuss them at the next meeting.

Public Comments & Questions of Non-Agenda Items:

The next Planning Board meeting is tentatively scheduled for September 11, 2025 in the Breakroom.

ADJOURN:

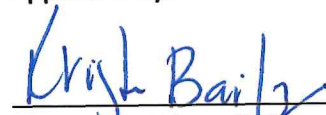
With no further business to discuss, the following was made:

MOTION: *Kelly Rowe moved, and Rich Lawson seconded to adjourn the meeting. A verbal vote was taken and the motion carried unanimously. The meeting adjourned at 2:58pm.*

Submitted:


Secretary, Rochelle Hoerning

Approved By:


Chairman, Kristen Bailey