



By: Christy L. Saubers

Beaverhead County Planning Board Meeting
Commissioners' Room, County Courthouse
July 10, 2025 at 1:00 pm

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

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

Planning Board Members Absent: Justin Yoder, Vana Taylor, Larry Yuhas.

Others Present: Madison County Planner Cody Marxer, Beaverhead County GIS Coordinator Tracy Sawyer, Beaverhead County Planner Tina Caron, Beaverhead County Secretary Rochelle Hoerning.

Opening: Chairman Kristen Bailey called the meeting to order at 1:03pm.

Action on Previous Minutes:

MOTION: *Ken S. moved, and Justin S. seconded that the minutes of the June 12, 2025 meeting be postpone until the next meeting on August 14, 2025 due to the Planning Secretary being on maternity leave. A verbal vote was taken and the motion carried unanimously.*

Introduction of New Planner:

Kristen introduced the new County Planner, Tina Caron. Tina previously worked in the Beaverhead County Clerk and Records office as the Chief Deputy Clerk and Recorder.

Planning Board Member Reports:

Larry Volkening reported that the road in his area had mag chloride done recently. The land behind him has not sold, but there are 160-acre parcels for sale. The bicycle camp has had 150 visitors so far this year. He has been making improvements to the camp bathroom. The bridge on Blacktail road has been chip sealed. The Boy Scout "Eagle Park" might be taken over by a group that will help maintain it. Larry currently runs water to the park in the interim. He has had people inquire about gravel bike trails. The "rails to trails" go from Whitehall to Alder. There is a group trying to get something going for that and will receive federal funding.

Ken Scalzone reported that there are houses for sale, but he hasn't heard of anything selling. His road was graded recently.

Justin Stanchfield reported that the 4th of July weekend was busy in his area. The Rivers and Creeks are dropping, not many people out there fishing. The group discussed where the Hoot Owl is located.



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Kelly Rowe reported that they finished up the bridge done by the Trails Coalition. Lots are selling fast, hopefully some developers create more lots soon.

Rich Lawson reported that there is some home construction happening in his area. The 4th of July weekend was busy, nice weather. There was some discussion amongst the group about the treasure hunt, approximately 40 teams signed up for it.

Kristen Bailey reported that Lima had a pancake breakfast on 4th of July weekend. There is some construction happening on the railroad, new ties. People are starting to hay.

Public Comments & Questions:

Tracy stated that the City has some proposed apartment complexes coming in by Safeway. Approximately 84 apartments, not low income.

Larry V. stated that Hwy 41 North will start construction next summer once the survey is done. Kelly mentioned the detour that people will have to take while that happens.

Discussion & Action- Resource Use Plan Update:

The Planning Board reviewed the Resource Use Plan Update. A copy of this plan can be found in the Planning Department, County Courthouse.

Larry V. stated that he didn't see any major changes compared to the old plan. Kelly stated that in the future, it would be nice to have a rough draft with all the changes highlighted or noted. Tracy stated that he can get them a copy of the changes/updates.

With no further discussion, the following motion was made.

MOTION: *Kelly R. moved to approve the Resource Use Plan and Justin S. seconded the motion. A verbal vote was taken and the motion carried unanimously.*

Legislative Update:

Cody gave an update to the group and provided a 2025 Land Use Legislation summary. A copy of this summary can be found in the Planning Department, County Courthouse.

Cody reviewed some of the bill numbers and summarized the affect they could have on subdivision review, such as RV Parks and Family Transfers. She stated that the buildings for lease or rent is something to keep in mind, we will need to update our subdivision regulations to reflect the changes

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once in effect (October 2025). The licensing and review is very similar to subdivision review, under 20 acres will still need to go through DEQ. We will need to amend and adopt fees for the "buildings for lease or rent" (SB 174).

Cody stated that the Land Use Attorney for MACo, Karen Alley will be coming to Madison County for a training in Virginia City. She invited the Beaverhead County Planning Board to attend the training.

Public Comments & Questions of Non-Agenda Items:

Kristen stated that Fire Chief BJ Klose has asked if the Planning Board will review the fire protection in the subdivision regulations. Kristen asked Tina to add BJ Klose to the agenda for next month's meeting.

Cody suggested updating the subdivision regulations all at one time. Maybe shoot for the Fall to start those amendments.

There was some discussion about possibly not having a quorum on the 2nd Thursday of the month in August. The group agreed to push the meeting to the 3rd Thursday of the month, which would be August 21, 2025.

ADJOURN:

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

MOTION: *Ken S. moved, and Justin S. seconded to adjourn the meeting. A verbal vote was taken and the motion carried unanimously. The meeting adjourned at 1:51pm.*

Submitted:


Secretary, Rochelle Hoerning

Approved By:


Chairman, Kristen Bailey