



By: Justin L. Sauerker

Beaverhead County Planning Board Meeting
Commissioners' Room, County Courthouse
June 12, 2025 at 1:00 pm

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

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

Planning Board Members Absent: Kelly Rowe.

Others Present: Madison County Planner Cody Marxer, Cornerstone Land Surveying Travis Wilson, Beaverhead Trails Coalition Jamie Cottom, Beaverhead County GIS Coordinator Tracy Sawyer, Beaverhead County Clerk and Recorder Deputy Tina Caron, Rob Macioroski, Beaverhead County Sanitarian Tom Wagenknecht, Surveyor Raymond Gross,

[These minutes were typed by Beaverhead County Planning Secretary, Rochelle Hoerning on July 14, 2025 from a taped recording of the actual meeting.]

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

Action on Previous Minutes:

MOTION: *Ken S. moved, and Larry Y. seconded that the minutes of the March 13, 2025 meeting be approved. A verbal vote was taken and the motion carried unanimously.*

Planning Board Member Reports:

Larry Yuhas reported that the water at the dam looks like it's doing well. People are irrigating, he expects haying will start soon.

Ken Scalzone reported that he doesn't think the Reservoir is as good as it was last year. He has been up in the mountains a few times and it is extremely dry.

Larry Volkening reported that he has a neighbor splitting a 20-acre parcel into two 10- acres. He believes it's a family Transfer. There is a new paved trail in West Yellowstone. The bicycle camp has given away 15 bikes in the last 2 weeks. They will also repair bicycles. People can donate bicycles to the camp.

Justin Yoder stated that its pretty dry in the Grasshopper. There has been some logging on State land, near Clark Creek. Treasure hunters have been exploring the valley. The Grasshopper Inn is open to the public for dinner.



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Rich Lawson reported that there is a new house and shop being constructed. They also have Treasure hunters in the area. The cell tower by the battle field is giving good coverage. He found out today that the Southern Montana telephone company in Wisdom is expanding into the Bitterroot.

Vana read her report to the group. A copy of this report can be found in the Planning Department, County Courthouse. She stated that there are more sellers than buyers right now. It seems like everything priced under \$400,000.00 is selling pretty quickly in Beaverhead County. She is seeing a lot of price reductions, she thinks that will continue.

Justin Stanchfield reported that H bar J is expanding. It's been pretty slow on the river. Overall things are slow and quiet right now.

Kristen Bailey thanked all the people that have filled in for Rob since his retirement. She reported that the hotel in Lima sold and they have been remodeling it. The Lima area is working on a Growth Policy. They are also building a welcome center across from the Exxon.

Planners Report:

Former Planner Rob Macioroski attended the meeting and announced his retirement. Madison County Planner, Cody Marxer joined the meeting. She will be helping Beaverhead County in the interim until the position is filled. Cody stated that the Commissioner's will discuss this topic more in depth at the Commissioner's meeting on Monday at 10:30am. However, she is here to help for as long as needed. Kristen stated that she will not be able to attend the Commissioner's meeting. Larry V. volunteered to attend and will report back to the board.

Dana stated that Beaverhead County has posted the Planner's position. They have received some applications and will set up interviews soon. Vana suggested that someone from the Planning Board be a part of the hiring panel.

Public Comments & Questions:

Tom W. stated that he has been in contact with Tracey Sears from DNRC in regards to Floodplain permits and projects. There have been some violations, so he will have a meeting with DNRC on July 2, 2025.

Discussion & Action- Rust Minor Subdivision



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Tracy Sawyer provided the Findings of Facts Report and Kristen read the report to the group. A copy of this report can be found in the Planning Department, County Courthouse.

Justin S. asked how there is septic and well already on the land. Property owner David Rust stated that there is a trailer house already on the property. It was an old sawmill site, they don't plan to change anything. Ray stated that there are 2 systems on the land. One was installed prior to 1993, therefore its exempt from DEQ. The other one does not have a septic permit on file because it pre-dated Beaverhead Counties septic requirements (1982). There is only one well. There is a proposed well that will be drilled on parcel R1-A1 that will be reviewed by DEQ.

Vana confirmed that the access is off Sawmill. She asked David if he plans to have covenants. Per David, no, it's an industrial site. Kristen asked if the access points need to be on the plat. Per Ray, yes, they are existing. He showed the group the access points and easements on the plat.

Ray stated that there will not be a grazing plan since its an industrial site. Cody explained that the grazing plan could be handled a couple of different ways. Ray could either submit a variance request or it could be noted in the packet and then at final plat he can provide evidence from Extension Agent Jack Bazemore that a Grazing Plan is not necessary. Vana stated that we usually like to have a grazing plan in the event that the land sold and the use of the land changes. Cody suggested noting something along the lines of "a grazing management plan was not completed. But, if the use were to change, one will be needed". Ray asked if that statement can be written on the plat? Cody explained that it could be done as a recorded covenant or place it on the plat. The difference between the two is that the Covenants would have to be enforced by the home owner's association. Whereas, the County can enforce what's written on the plat. Cody suggested amending the Grazing plan condition (Site Specific condition #10 of the Findings of Facts report).

MOTION: *Justin S. moved that Site-Specific condition #10 is amended to read "A signed grazing plan will be provided by the Beaverhead County Extension Agent. If a plan is not necessary, a statement will be written on the face of final plat". Ken S. seconded. A verbal vote was taken and the motion carried unanimously.*

Cody asked if Site Specific condition #11 (fire department fee) is standard. Per Tom W., yes. It is standard for Fire District #2. Discussion about how Minor Subdivisions are not required to notify adjacent neighbors of the subdivision. The group agreed that it would be good to notify adjacent neighbors regardless as a courtesy. Vana questioned Site-Specific condition #12 (covenants)



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asking if the Planning Board should review them (if any) before going to final plat. It was confirmed that it would just go in front of the Commissioners before final plat.

Discussion about existing roads, driveways and approaches. Cody explained that a variance request could be submitted. The group agreed that what currently exists is up to County specs.

With no further discussion, the following motion was made.

MOTION: *Justin S. moved to approve the Rust Minor Subdivision Findings of Facts with the amended conditions. Vana T. seconded the motion. A verbal vote was taken and the motion carried unanimously.*

MOTION: *Ken S. moved to approve the preliminary plat of Rust Minor Subdivision. Justin Y. seconded the motion. A verbal vote was taken and the motion carried unanimously.*

Public Comments & Questions:

Dana stated that the Rust Minor Subdivision will be scheduled on the Commissioner's agenda for the June 23, 2025 meeting.

Red Rock Springs Ranch, LLC Conservation Easement:

Tracy printed and displayed a large map of the easement. MLR is issuing the easement. Cody questioned building envelopes. Kristen elaborated on the current existing buildings. Tracy asked about diverting the water away from the Highway. They have a 310 permit to do that. Kristen added they reworked the stream, Ken added they had moved the stream to run near the frontage road and they have now started moving it back to its original channel.

MOTION: *Ken S. moved, and Justin S. seconded that the Red Rock Springs Ranch, LLC Conservation Easement be approved. A verbal vote was taken and the motion carried unanimously.*

Public Comments & Questions of Non-Agenda Items:

Kristen mentioned that the Planning Board has been asked to review the Resource Use Plan Update. Dana emailed the plan to the board and will provide hard copies if needed. Tracy noted that it is also posted on the County website.



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The next Planning Board meeting is tentatively scheduled for July 9, 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 2:18pm.*

Submitted:


Secretary, Rochelle Hoerning

Approved By:


Chairman, Kristen Bailey