

MINUTES

Regular Meeting
Powell County Planning Board
Thursday, September 8, 2011
Deer Lodge Community Center

- Call to order at 1 p.m.
- Attendance
Members Present: Sharon Jacobsen, Marlin Gilman, Randy Mannix, John T. Manley, Bruce Thomas, John Beck, Rick Hirsch, John Hollenback. **Excused:** Bill Pierce. **Staff:** Brian Bender, Lewis Smith, Peggy Kerr. **Also Present:** Lewis Kogan, Five Valleys Land Trust 549-755; Elaine O'Leary 544-4129; Paul O'Leary, Valley Fire District 531-0860; Steve Kirksey 459-5501; Nels Wilkins 431-6509; Jim & Betty Hadley 846-2507; PJ Wright 846-3296.
- Approval of the Agenda
Thomas made the motion and **Gilman** seconded it for the Board to approve the agenda after deleting the PCMC Amended CUP because it had been withdrawn earlier that day.
- Approval of the July 7 minutes
Jacobsen made the motion and **Beck** seconded it for the Board to approve the minutes as presented, through a unanimous vote.
- Continued or Tabled Business – None
- Public Hearing – Valley Fire District CUP – (see attached staff report): **Manley** announced the subject and purpose of the public hearing. The petitioner has submitted an application seeking to build fire truck storage on a leased site about 2.5 miles south of Gold Creek. The purpose of the public hearing is to receive public comment on the proposal.

Manley stated the hearing notice was published in the Silver State Post on August 24 & 31.

Manley asked if any Board member wished to declare a conflict of interest in the matter. No conflicts.

Manley asked the Planning Department to present its report. Bender presented the report.

Manley asked if the Board had questions regarding the location and nature of the proposal.

Hollenback asked about condition No. 9, regarding road standards. Asphalt is required on the ramp of the approach. This is not required of the rest of the people up and down the road. He hasn't seen one done yet. The fire district is on a short budget. Many approaches in the last three years did not have that done. Consider where we are and there is not a lot of traffic.

Bender – It is a County requirement; we looked at it as a CUP. In the past it was the road district supervisor's discretion. If standards need to be applied, they'll be applied.

O'Leary – Gold Creek Road is in terrible shape. The pot holes are not filled appropriately. Yet we're required to do it on the approach. He's willing to get the asphalt, do the approach as well as Gold Creek Road; fill the holes correctly. The road super just dumps it in the hole and runs it over with a truck. It needs oil in the hole. Filling the approach will cost me \$100. Asphalt is \$15 a yard. If the County pays he'll fix the road. If the County does it, they need to do it correctly.

Gilman – Require the regulation on the next approach permit.

Smith – These are conditions recommended by staff.

Bender – What about the next CUP? What if they want to move to the CUP after that?

Hirsch – 40 feet is not enough room for parking. Questions how the truck can swing in and maneuver.

O'Leary – The front of the building is 55 feet. It is 40-feet from the fence line to the building.