

# POWELL COUNTY PLANNING BOARD

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The Planning Board met on the afternoon of November 5<sup>th</sup> in the Kohrs Community Library and took action on the following items.

1. The Planning Board approved the October 8<sup>th</sup> Minutes as presented.
2. The Planning Board reviewed a Minor Subdivision request from Rock Creek Cattle Company LTD. to create a 40.33-acre lot as Phase #5 to their Home Ranch Development. The proposed lot will accommodate a single-family residence and lies immediately east of RCCC's Phase #3 at the end of Pintler View Road. The proposed lot is in the boundary of RCCC's Planned Unit Development (PUD) but is not part of the PUD itself. The petitioner intends this lot to be separate as a means to take advantage of a picturesque location beside several ponds and water features for a residence. Being separate, the new development does not affect the PUD's density set-aside obligations. In time, RCCC may plat additional lots and roads in the area and incorporate them into the PUD. The Planning Board decided through a vote of eight to zero to forward the plat to the County Commissioners with a favorable recommendation and attached the three conditions listed in Staff Report.
3. The Planning Board continued their review of the overlay zone concept to accommodate residential lots smaller than the base zoning requirements. The Board discussed approval criteria intended evaluate the merits of an applicant's request. The criteria focused on the following themes: (1) Compatibility with farm / ranch activities; (2) Is the site generally unsuitable for ranching / farming (soil survey); (3) Is the home site not on significant big game habitat; (4) Will not alter the overall land use pattern of the area (within a certain distance of a town center); and (5) Home site will not impose an undue burden on any public improvements / services. The Board also explored the value of assigning design standards to an approval as a means to ensure the new residence is in harmony with the adjacent properties. These standards included: (1) Driveway design specifics (width & grade); (2) Minimum fire protection requirements (roofing materials & water availability); (3) Building setbacks (either away from lot lines or within the lot lines); (4) Building site must not exceed a slope of 40-percent.
4. Planning Director Bender described there is an irregularity with the Addressing Ordinance regarding the type of structure that is eligible for an E-911 Address. He continued by saying staff is working with Sheriff Howard and the County Commissioners to eliminate the ambiguities from the Ordinance.
5. The Planning Board questioned County Attorney Smith regarding a prescriptive easement in Ovando.
6. County Attorney Smith announced he has new assistant attorney starting on the week of November 9<sup>th</sup>.
7. The Planning Board will hold their next meeting on December 10<sup>th</sup> at 1 PM if there are new business items otherwise, the Board will not convene until January 7, 2016.

**The Planning Board Meets at the Kohrs Community Library  
501 Missouri Avenue, Deer Lodge, MT 59722**

**Contact the Powell County Planning Department for Further Information  
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