



Planning Department

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MINUTES

BOARD OF ADJUSTMENT

The Powell County Board of Adjustment held their Bi-Annual Meeting on Monday, September 11th, 2017 at 3 PM.

Members Present: Nancy Cline, Tom Gilbert, Shane Olsen, Pat Richl & David Mannix

Members Absent: None

Staff: Lewis Smith & Carl Hamming

Public: None

President Mannix called the meeting to order at 3:00PM.

Agenda Item #1 – Attendance

Five members being present established a quorum.

Agenda Item #2 – Approval of the Agenda

The Agenda was approved.

Agenda Item #3 – Approval of Minutes

The Board of Adjustment reviewed the minutes.

Finding no errors or omissions, President Mannix accepted a motion from Member Olsen and seconded by Member Cline to approve the minutes as prepared. The Board approved the motion through a vote of five to zero.

Agenda Item #4 – Public Hearings

Swan Mountain Estates – Zoning Variance

The Board discussed the requested variance submitted by petitioners, Kurt Fredericks and Gary Chilcott, from Zoning District #3 that requires a 160-acre minimum lot size for individual residences. The proposed development includes 61-units varying in size from 1.18-acres to 10-acre lots. The Board discussed the similarities to the Double Arrow Ranch Subdivision that exists across the border in Missoula County. Board and Staff

agreed that many questions remained and though many of them will have to be addressed and answered before approval by the Planning Board and DEQ/DNRC, the Board of Adjustments believed there were many questions that still needed to be answered before granting the variance. The Board did not want to set a precedent of granting a variance without proper and sufficient information. Staff informed the Board that the petitioners were supposed to be in attendance to answer their questions. Topics that the Board wished to discuss included; water rights, septic systems, roads and road access through Missoula County, and emergency services including fire and police. Staff informed the Board that he will follow up with the petitioners to pass along their questions and concerns if the Board votes to table the issue.

Member Olsen motioned to table the issue to permit the petitioners an opportunity to provide more information and attend their next meeting. The motion was seconded by Member Gilbert and the Board voted 5-0 to table the petition.

Agenda Item #5 – Non-Public Hearing Items

a. None

Agenda Item #6 – Board of Adjustment Comments

Patrick Riehl, new Board member, introduced himself and offered a brief personal background.

Agenda Item #7 – Staff Updates

Planning Director Hamming updated the Board on the progress of the County's new Growth Policy being edited and compiled by the County Planning Board. They are hoping to seek public comment this fall and finalize it in the winter.

Agenda Item #8 – Public Comments

None


Agenda Item #9 – Announcement of the next meeting

Mr. Hamming will coordinate with the petitioners to schedule the next Board meeting and Staff will contact the members to finalize the date.

Agenda Item #10 – Adjourn

The Board of Adjustment, through consensus, adjourned the meeting with President Mannix noting the time as 4:15pm.

Respectfully Submitted,
Carl Hamming
Powell County Planner



David Mannix, President

3/20/18

Date