



Planning Department

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DRAFT

MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, September 8, 2016 at 1 PM.

Members Present: Earl Hall, Rick Hirsch, Tracy Manley, Randy Mannix, John Beck, & Bill Pierce

Members Absent: Kenneth Martin, Bruce Thomas, John Hollenback

Staff: Jerry Grebenc, & Lewis Smith

Public: Donald and Ann Sullivan, Mike Stenberg and Louis Bartoletti

President Manley called the meeting to order at 1:00 PM.

Agenda Item #1 – Attendance

Six members being present established a quorum.

Agenda Item #2 – Approval of Agenda

President Manley asked if there are any changes to the agenda.

Joe Willauer from Headwaters RC&D asked if he could be moved to the front of the agenda to discuss the update of the County Growth Policy.

The Planning Board had no problems with accommodating the request.

Agenda Item #3 – Approval of Minutes

Member Mannix moved with Member Hirsch seconding, to approve the minutes as prepared. President Manley accepted the motion and through a vote of six to zero, the Planning Board approved the motion.

Agenda Item #4 – Non-public Hearing Items

- a. Growth Policy Update – Joe Willauer

Mr. Willauer asked the Board how they would like to proceed with the update of the Growth Policy considering Brian Bender’s departure from the County and that the County was looking to hire a new planner.

The Board unanimously indicated that it would like to move forward with the update as the hiring and start time of new planner was unknown.

The Board indicated that over the years they had been compiling a list of things that they wanted to see amended in the Growth Policy. They asked Mr. Grebenc and County Attorney Lewis to locate those lists for them.

Mr. Willauer indicated that would provide the Board with a hardcopy draft of the plan at the next meeting and take 1 to 1.5 hours to describe it and answer questions.

Mr. Willauer then described his new duties as the Executive Director for Headwater RC&D and that they have hired several new staff.

Agenda Item #5 – Continued or Tabled Business

- a. None.

Agenda Item #6 - Public Hearings

- a. Conditional Use Permit for a second residence on a lot (Sullivan)

President Manley opened the proceedings and stated the publication dates of the hearing notice in the *Silver State Post*. He continued by establishing no member has a conflict of interest with the request.

Interim planner Jerry Grebenc explained the request. Board member Hirsch asked what the purpose of the second home was. Mr. Sullivan indicated it was to provide a residence for their daughter. Board member Mannix asked if the property was addressed. Mr. Sullivan indicated it was.

President Manley closed the public hearing.

At the close of the public hearing, Member Mannix motioned with Member Beck seconding, to grant a Conditional Use Permit Donald and Ann Sullivan to construct a second home on their property at 275 Helmville Cemetery Road. The Planning Board approved the motion through a vote six to zero. The Planning Board attached the four conditions listed in the August 30th Staff Report.

- b. Conditional Use Permit for a conference center (Rock Creek Cattle Company)
President Manley opened the proceedings and noted the advertising dates for the hearing notice.

Interim planner Jerry Grebenc explained the request and Mike Stenberg (Hyalite Engineering) explained specifics of the project.

Board member Hirsch asked how the convention center fit into the overall PUD. Mike Stenberg representing Rock Creek Cattle Company described how the project complemented the PUD. Board member Beck asked who would own the convention center. Mike Stenberg explained that the HOA would own the center. County Attorney Smith asked if the project was located within the Common Area and Mr. Stenberg indicated it was.

The Planning Board received no other public comments.

Planning Board President Manley closed the public hearing.

Member Pierce motioned with Member Mannix seconding, to grant a Conditional Use Permit to Rock Creek Cattle Company to construct conference center in the Rock Creek Cattle Company's Planned Unit Development (PUD). President Manley noted the Planned Unit Development (PUD) offers flexibility for requests of this nature. The Planning Board approved the motion through a vote six to zero. The motion contained the two conditions suggested by staff.

Agenda Item #4 – Non-public Hearing Items (continued)

- b. Rock Creek PUD – Potential Amendment: Mike Stenberg discussed with the Board the idea that Rock Creek Cattle Company is considering amending the current PUD to potentially create a true PUD. What Rock Creek is considering is to amend the entire PUD to create different zones that would address all of the types of use that they currently bring before the Planning Board as CUP's. Doing so would dramatically reduce the need to so many

CUP's and would provide Rock Creek much more flexibility to meet market demands. Zones might include residential, multi-family, commercial and open space/agriculture and things such as cabins up at Rock Creek Lake. Mr. Stenberg indicated nothing formal had been put together, but that Rock Creek wanted to bounce the idea off of the Board to get their initial thoughts and so as not catch them by surprise if Rock Creek moves forward.

The Board was receptive to the concept and looked forward to reviewing any potential proposal.

There was then a brief discussion regarding several wildfires that occurred on Rock Creek Cattle Company lands this summer. Louis Bartoletti (General Manager of the Rock Creek) indicated that between the Rock Creek Cattle Fire Department, residents and others they were able to contain the fire.

Agenda Item #7 – Planning Board Comments

The Board asked about the crucifixes that are located along I-90 just north of the City. County Attorney Lewis explained that he and Brian Bender examined the situation and found that the Zoning and Development Regulations did not apply.

The Board then discussed the Rohrer water issue in the Blackfoot River drainage. County Attorney Lewis described the issue, which involved ditch diversions that affected other water users. The diversions occurred without 310 permits or water rights and in some cases involved damage to irrigation facilities. County Attorney Lewis then explained the process that led to a “settlement” between Mr. and Mrs. Rohrer and the County and Conservation District.

Agenda Item #8 – Staff Comments

a. County Attorney Lewis explained that the County Commissioners are considering an update of the County Addressing Resolution. This would be done in order to deal with addressing issues in places such as Reforestation where people would like to have an address for a parcel of land not developed with a structure.

b. Interim Planner

Jerry Grebenc explained that the County Commissioners had retained Great West Engineering and himself to provide planning services for 20 hours a week until a new County Planner was hired.

Agenda Item #9 – Public Comments

- a. A Mr. Tim Berry indicated that the Board might be seeing a CUP for a project located in Powell County, but that would affect people in Missoula County. Mr. Berry indicated that he lives in Missoula County and that he and the other property owners in Missoula County would appreciate all the notice that can be provided when the application comes before the County.

- b. Earl Hall and Jerry Grebenc discussed the possibility of applying for a wildfire/planning grant that may be able to provide the County with mapping wildfire risk.

Agenda Item #10 – Announcement of the October 10th meeting

Interim Planner Jerry Grebenc noted there is a boundary line relocation scheduled for next month.

Agenda Item #11 – Adjourn

The Planning Board through consensus adjourned the meeting with President Manley noting the time as 2:42 PM.

Respectfully Submitted,
Jerry Grebenc, Senior Planner, Great West Engineering
Interim Powell County Planner

Tracy Manley, President

Date