



# Planning Department

Powell County Planning Department | Missouri Ave. | Suite 101 | Deer Lodge, Montana 59722  
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## MINUTES

### PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, October 6, 2016 at 1 PM.

**Members Present:** Earl Hall, Rick Hirsch, Randy Mannix, John Beck, Kenneth Martin, Bill Hollenback & Bill Pierce

**Members Absent:** Tracy Manley, Bruce Thomas

**Staff:** Jerry Grebenc, & Lewis Smith

**Public:** Jared Lay, Andrew Getts and Tim Olsen

**Vice President Hirsch called the meeting to order at 1:00 PM.**

#### Agenda Item #1 – Attendance

Seven members being present established a quorum.

#### Agenda Item #2 – Approval of Agenda

Vice President Hirsch asked if there are any changes to the agenda.

Board member Mannix asked if the proposed FWP land exchange could be added to the agenda. The Planning Board had no problems with accommodating the request.

#### Agenda Item #3 – Approval of Minutes

Member Beck moved with Member Hollenback seconding, to approve the minutes as prepared. Vice President Hirsch accepted the motion and through a vote of seven to zero, the Planning Board approved the motion.

#### **Agenda Item #4 – Continued or Tabled Business**

- a. Propane storage facility and CUP. Vice President Hirsch raised the issue of the proposed propane storage facility and the Board discussed the fact that the project had not submitted an application for a conditional use permit or been reviewed. The County Attorney indicated that he would look into the matter.

#### **Agenda Item #5 – Public Hearings**

- a. None.

#### **Agenda Item #6 – Non-public Hearing Items**

- a. COS-Boundary Line Relocation/Aggregation Kent-Forman
  - i. The Board determined this was not an attempt to evade the subdivision regulation and unanimously recommended approval of the exemption.
- b. COS-Boundary Line Relocation Raver
  - i. The Board determined this was not an attempt to evade the subdivision regulation and unanimously recommended approval of the exemption.
- c. COS-Boundary Line Relocation Olsen
  - i. The Board determined this was not an attempt to evade the subdivision regulation and unanimously recommended approval of the exemption.
- d. Growth Policy Update: Joe Willauer from Headwaters RC&D presented the following draft documents for the Board to consider:
  - Draft Powell County Town Center language
  - Draft Goals, Objective and Policies
  - Draft Rural Residential Overlay Zoning

The Board discussed at length the issue of attracting new residents and enlarging the Town Centers. They also discussed the differences that exist between locations such as Ovando and Avon. The Board also discussed their desire to amend the zoning regulations in a way that would not promote sprawl development, but would provide agricultural operations with an effective means to subdivide and sell property as needed to keep operations viable to and support family members.

There was also a lengthy discussion regarding the draft overlay zoning and its practical applicability to the residents of the County. Board members expressed a desire to amend the existing zoning to provide agricultural operations with the ability to subdivide small portions of their property in order to maintain economic viability if necessary. Mr. Grebenc recommended that Ricki Bauer (County GIS Analyst) undertake a simple analysis of County properties to see what the potential impact of the overlay zoning might be. The Board thought that this was a good idea.

Mr. Willauer concluded this item by asking the Board to look at the draft documents over carefully and to provide him with input.

**Agenda Item #7 – Planning Board Comments**

The Board discussed at length with County Attorney Lewis the proposed land exchange between MT FWP and Spotted Dog Canyon Land Investments (McGraw). Board members Beck and Hollenback indicated that they had attended a meeting hosted by FWP to discuss the matter. The project is intended to consolidate property owner and address trespass issues. The Board asked that they be kept in the loop as the project moves forward.

**Agenda Item #8 – Staff Comments**

- a. County Attorney Lewis (See items above)
- b. Interim Planner Jerry Grebenc explained that the County Commission had received additional applications for the open County Planning Position and that they were going to interview.

**Agenda Item #9 – Public Comments**

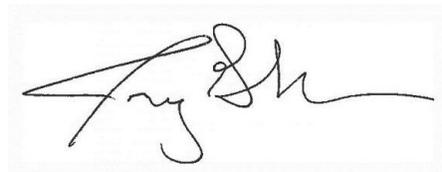
- a. No comment

**Agenda Item #10 – Announcement of the November 10<sup>th</sup> meeting**

Interim Planner Jerry Grebenc emailed the proposed agenda to the Planning Board following the meeting.

**Agenda Item #11 – Adjourn**

The Planning Board through consensus adjourned the meeting with Vice President Hirsch noting the time as 3:35 PM.



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

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Rick Hirsch, Vice President

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Date