



Planning Department

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MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, May 11, 2017 at 1 PM.

Members Present: John Hollenback, Tracy Manley, John Beck, Bill Pierce, Rick Hirsch, John Wagner

Members Absent: Earl Hall, Randy Mannix, Ken Martin

Staff: Carl Hamming

Public: Tana Bignell, Ken Jenkins

President Manley called the regular meeting to order at 1:05 PM.

Agenda Item #1 – Attendance

Six Members being present established a quorum.

Agenda Item #2 – Approval of Agenda

The Board approved the agenda as presented.

Agenda Item #3 – Approval of Minutes

Member Hollenback motioned with Member Hirsch seconding to approve the April 6th Minutes as presented. The Planning Board approved the motion through a vote of six to zero.

Agenda Item #4 – Continued or Tabled Business

LHC, Inc. – Cottonwood Lakes Road Gravel Pit CUP

County Attorney Smith updated the Board on the appeal of the CUP granted to the Birdhead Company. Mr. Smith clarified that the appeal states the petitioner’s belief that the statute is unconstitutional that permits sand and gravel pits anywhere lacking residential zoning. Mr. Smith is working with the Attorney General’s office to answer the brief and state why it is believed to be constitutional.

Agenda Item #5 – Public Hearings

None

Agenda Item #6 – Non-Public Hearings

a. Lowery BR – Ken Jenkins

Ken Jenkins, acting on behalf of Donald Lowery, petitioned the Planning Board to relocate a property boundary at 3854 Greenhouse Road and 629 Lake Hill Road. After Mr. Lowery’s father passed away, he decided he would like to increase the acreage of the tract on the west side of the ditch (Tract 3-A-1) and then sell off his father’s former property on the east side of the

ditch (Tract 3-B-1). The irrigation ditch will be used as the property boundary between the two tracts. Mr. Jenkins discussed the petition and clarified that future property owners will need to understand the access easement along the irrigation ditch. The small bridge that spans the ditch is currently maintained by the Lowerys, but may become obsolete after Tract 3-B-1 is sold. The Planning Board asked about legal road access and Mr. Jenkins stated that Tract 3-A-1 has legal access off of Lake Hill Road. Mr. Hamming also informed the Board that the increase in acreage for Tract 3-A-1 to 19.90 acres will bring both tracts into zoning compliance with Zoning District #1, 5-acre minimums.

Member Pierce motioned that the petition was not an attempt to evade subdivision review and approve the Boundary Relocation with conditions. Member Beck seconded the motion and the Board voted six to zero to approve.

b. Antila BR – Tana Bignell

Tana Bignell, acting on behalf of Dan Antila, petitioned the Planning Board to relocate a property boundary between the Clark property and Antila property at Lime Quarry Hills 2 miles east of Elliston. The proposed relocation would remove two ‘funky’ triangles and relocate the property boundary along the fenceline. Through the relocation, 0.07 acres would be exchanged so that Tract A-1A (Antila’s) will be 7.11 acres and Tract A-4A (Clark’s) will decrease to 5.28-acres. Ms. Bignell informed the Board that Dan Antila intends to sell the property after the completion of the Boundary Relocation. Ms. Bignell answered several clarifying questions about the subdivision’s bridge underneath the train tracks and the surrounding neighbors. Both tracts will still have legal road access.

Member Pierce motioned that the petition was not an attempt to evade subdivision review and approve the Boundary Relocation with conditions. Member Hollenback seconded the motion and the Board voted six to zero to approve. Ms. Bignell asked a clarifying question about the condition stating that the petitioner had twelve months to file the plats and Mr. Hamming explained that the Planning Board is now attaching an expiration date on approvals so that petitioners finalize plats within a reasonable timeframe.

c. Growth Policy

Mr. Hamming sent out a rough draft of the updated Growth Policy to the Board Members. Some had a chance to look at the document, though others required more time. The Board took the time to go through the document and discuss some edits and language noted by Member Pierce. Mr. Hamming will incorporate the changes and re-draft a couple of sections for the Board to review and discuss at the next Board meeting.

Agenda Item #7 – Planning Board Comments

None

Agenda Item #8 – Staff Comments

a. County Attorney

None.

b. Planning Director

Mr. Hamming informed the Board that the City/County are in the process of updating their pre-disaster mitigation plan and would appreciate any resident/stakeholder feedback on the drafting process. Mr. Hamming will send out a survey link to the Board. It must be completed by June 2nd.

c. Other

None.

Agenda Item #9 – Public Comments

None.

Agenda Item #10 – Announcement of the June 8th meeting

President Manley announced the Planning Board will hold their next meeting on June 8th at 1 PM.

Agenda Item #11 – Adjourn

President Manley adjourned meeting at 4:15 PM.

Respectfully Submitted,

Carl Hamming
Powell County Planning Director

Tracy Manley, President

Date