



Planning Department

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MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, March 8, 2018 at 1 PM.

Members Present: Earl Hall, Bill Pierce, John Hollenback, Randy Mannix, John Wagner, Justin Williams

Members Absent: Tracy Manley, Rick Hirsch, John Beck

Staff: Carl Hamming, Lewis Smith

Public: Gary Chilcott

Senior Member Hollenback called the regular meeting to order at 1:00 PM.

Agenda Item #1 – Attendance

Six members being present established a quorum.

Agenda Item #2 – Approval of Agenda

The Board did not change the agenda.

Agenda Item #3 – Approval of Minutes

Member Hall motioned with Member Pierce seconding to approve the January minutes with one addition from Member Mannix to note that Mr. Hendrickson intends to continue to operate the sawmill on the property that Mr. Rue recently purchased and executed a Family Conveyance. The Planning Board approved the motion through a vote of six to zero.

Agenda Item #4 – Non-Public Hearings

4a. FWP on Upper Clark Fork River Access

Mr. Hamming informed the Board about the future vision of the FWP for increased and enhanced fishing access on the Upper Clark Fork. There are a couple of potential additions and improvements proposed including providing access at Jens and/or Garrison.

4b. Annexation of County Property on North Side of Deer Lodge

Mr. Hamming showed the Planning Board the current plans for the City of Deer Lodge to annex several commercial properties on the north side of Deer Lodge. There was some discussion about the services provided and the status of the approved Family Dollar. Mr. Hamming discussed the need for the City and County to negotiate an agreement for the transfer of services and if compensation is required. Member Hall stated that the Rural Fire Department funding goes to the City Fire Department and so there shouldn't be difficulty coordinating the service transfer.

4c. Recreational Trail between Deer Lodge and Garrison

Mr. Hamming discussed the Powell County Parks Board plans to utilize the old Milwaukee right-of-way as a recreational trail for locals and visitors. Mr. Hamming discussed the funding and plans for ongoing maintenance and operations. Mr. Hamming asked the Board if they would like to require the Parks Board to apply for a Conditional Use Permit as it is a land use change. Member Hall motioned to have the Parks Board come before the Board with a petition for a CUP and to waive the fee. The motion was seconded by Member Wagner and the Board voted 6-0 to approve the motion.

Agenda Item #5 – Public Hearings

None

Agenda Item #6 – Continued or Tabled Business

Deer Creek Excavating-DEQ Letter

Mr. Hamming provided the Board with the deficiency letter from the DEQ. Mr. Hamming also stated that he had discussed the issue with Mrs. Lewis and she had expressed their interest to hire a consultant and attempt to address the questions in the letter.

Growth Policy

Member Williams and Member Mannix updated the Board on the town hall meeting that took place in Helmville to discuss the Growth Policy. They discussed the general consensus of a number of Helmville residents to amend the zoning to allow more flexible zoning and encourage development near the town center. Mr. Hamming discussed the process to finalize the Growth Policy and then work on updating the zoning and development regulations. Mr. Hamming believes that the Growth Policy has sufficient language to necessitate the update to the Zoning and Development regulations as well as the Subdivision regulations.

Swan Mountain Estates

Mr. Hamming informed the Board about the proposed subdivision and the process required to get a zoning variance before getting reviewed by the Planning Board. The Board of Adjustments is set to meet on March 20. There was discussion about the potential impact to the integrity of Zoning District #3 as well as potential processes for the Board to re-zone or apply overlay districts to enable more flexible development.

Agenda Item #7 – Planning Board Comments

Member Pierce expressed concern about the USFS recently seeking public comment about livestock fencing along Elliston Creek. There was further discussion about the recent efforts by governmental agencies as well as non-profits to promote fencing river corridors and how this seems to be driven by personnel rather than management directives.

Agenda Item #8 – Staff Comments

a. County Attorney
None

b. Planning Director
None

c. Other

None

Agenda Item #9 – Public Comments

Gary Chilcott arrived at the end of the meeting to discuss the proposed Swan Mountain Estates and answer questions from the Board regarding schools, sewage and fire protection.

Agenda Item #10 – Announcement of the April 5th meeting

President Manley announced the Planning Board will hold their next meeting on April 5th at 1 PM.

Agenda Item #11 – Adjourn

Member Hollenback adjourned the meeting at 3:15 PM.

Respectfully Submitted,
Carl Hamming
Powell County Planning Director

John Hollenback, Senior Member

Date