



# Planning Department

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## MINUTES

### PLANNING BOARD

**The Powell County Planning Board met in a regular session on Thursday, August 9, 2018 at 1 PM.**

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

**Members Absent:** Randy Mannix, Earl Hall

**Staff:** Carl Hamming, Lewis Smith

**Public:** Levi Jordan

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

#### Agenda Item #1 – Attendance

With seven members being present, a quorum was established.

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

The Board did not change the agenda.

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

Member Wagner motioned with Vice President Hirsch seconding to approve the July minutes as presented. The Planning Board approved the motion through a vote of seven to zero.

#### Agenda Item #4 – Non-Public Hearings

None

#### Agenda Item #5 – Public Hearings

##### **5a. Meyer Company Ranch – CUP for Multi-Dwelling Unit**

Mr. Hamming gave an overview of the request for a Conditional Use Permit from the Meyer Company Ranch. The request would allow the ranch to construct a four-unit dwelling to house seasonal employees and non-paying guests of the ranch. Mr. Hamming presented the Board with slides indicating where the new building will be located on the property. Mr. Jordan explained that it would be a single story building, at grade, that will have four, two-bedroom, one-bath units that will be 800 square feet. Member Pierce questioned Mr. Jordan if he was aware of whether or not he required a State building permit as the proposed building included four units. Mr. Jordan was uncertain, but said he will follow up on the question. Mr. Hamming stated that Chad Lanes had conducted a site visit and had no reservations about the proposed development. There will be sufficient parking space with seven spaces. Mr. Hamming clarified his proposed conditions stated in the Staff Report as he learned additional information after mailing them out. He proposed new language for the second condition stating that:

*The CUP grants permission to house non-paying guests of the ranch and/or seasonal housing for ranch employees.*

President Manley opened the public hearing. Mr. Hamming stated that proper notice ran in the July 25<sup>th</sup> and August 1<sup>st</sup> editions of the Silver State Post. Adjacent landowners were also notified and the public hearing was posted on the Powell County webpage. The Planning Department received zero comments. There was no public comment. President Manley closed the public hearing.

Member Hollenback motioned with Member Wagner seconding to approve the CUP with conditions with the edited version of the second condition. All seven members of the Board voted in favor of approval.

**Agenda Item #6 – Continued or Tabled Business**

**Family Conveyance Criteria**

Following the Board discussion in July, Mr. Hamming drafted possible regulations that the Board could recommend to the Commissioners for adoption to include in the Powell County Subdivision Regulations. The Board discussed the criteria at length and the ability to craft language that will still allow for the spirit of a Family Conveyance, but deter those looking to abuse the loophole from subdivision review and local zoning. Mr. Hamming will edit the proposed regulations and have them ready for the Board’s review at their September meeting.

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

None

**Agenda Item #8 – Staff Comments**

- a. County Attorney  
None
- b. Planning Staff  
None
- c. Other  
None

**Agenda Item #9 – Public Comments**

None

**Agenda Item #10 – Announcement of the September 6<sup>th</sup> Meeting**

President Manley announced the Planning Board will hold their next meeting on September 6<sup>th</sup> at 1 PM.

**Agenda Item #11 – Adjourn**

President Manley adjourned the meeting at 3:15 PM.

Respectfully Submitted,  
Carl Hamming  
Powell County Planning Director

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Tracy Manley, President

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Date