



Planning Department

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MINUTES PLANNING BOARD

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

Members Present: Bill Pierce, John Wagner, Justin Williams, Rick Hirsch, John Beck, Randy Mannix, Earl Hall

Members Absent: John Hollenback, Tracy Manley

Staff: Carl Hamming, Lewis Smith

Public: None

President Manley called the regular meeting to order at 1:10 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

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

Agenda Item #4 – Non-Public Hearings

4b. Thomas Family Conveyance

Mr. Hamming presented the Board with an overview of the request from Mr. Thomas and Mr. Ries (surveyor) to divide his forty acres in half and bestow twenty-acres upon his son. Mr. Hamming showed slides illustrating the proposed split as well as the existing structures on the property. Mr. Thomas did not attend the meeting. Mr. Hamming described a conversation he had with Mr. Ries that stated his preference for securing Planning Board approval prior to doing the survey work. Therefore, a COS was not part of the application package. The Board discussed their history with hearing requests without a COS as well as hearing a request with no landowner or agent present. The Board voiced a desire to strike a balance between requiring more information, but without overcommitting the petitioner to an expensive application process without guarantee of approval. Mr. Hamming will also work to get a copy of the special use permit from the USFS that Mr. Thomas has for his property bordering forest service land.

The Board discussed their options and voiced their wish for Mr. Hamming to communicate to Mr. Ries and Mr. Thomas that though the Board would like more information, it should not be misconstrued as misgivings from the Planning Board. Member Hall motioned with Member Williams seconding the motion to table the request for exemption until the landowner or agent submits a COS and can represent the request at a Planning Board meeting. The motion was approved by a vote of seven to zero.

Agenda Item #5 – Public Hearings

None

Agenda Item #6 – Continued or Tabled Business

Family Conveyance Criteria

Following the Board discussion in September, 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 length of time that the County will potentially track a conveyed parcel and in general, the majority of the Board supported 3 years. Mr. Hamming will check on the hold harmless language cited by Lake County and Mr. Hamming will check on the MCA language for previously conveyed tracts.

Wildfire Safety Manual – Member Hall & Mr. Hamming

Member Hall gave an overview of the work being done with assistance from Headwaters Economics to develop an informational tool for landowners to read and consider when applying for a development certificate. Member Hall would like the Board to take the criteria checklist and offer any feedback or questions.

Agenda Item #7 – Planning Board Comments

None

Agenda Item #8 – Staff Comments

- a. County Attorney
County Attorney Smith discussed the end of his term and expressed his appreciation for working with the Board for the past twelve years.
- b. Planning Staff
Mr. Hamming discussed the successful CDBG grant the County secured to update the zoning in the north half of the County.
- c. Other
None

Agenda Item #9 – Public Comments

None

Agenda Item #10 – Announcement of the December Meeting

Vice President Hirsch announced the Planning Board will hold their next meeting on December 6th at 1 PM if Mr. Hamming does not push the meeting back by a week.

Agenda Item #11 – Adjourn

Vice President Hirsch adjourned the meeting at 3:45 PM.

Respectfully Submitted,
Carl Hamming
Powell County Planning Director

Rick Hirsch, Vice President

Date