



Planning Department

Powell County Planning Department • 409 Missouri Ave., Suite 101 •
Deer Lodge, Montana 59722 • 406.846.9795 • chamming@powellcountymt.gov

MINUTES PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, January 10, 2019 at 1 PM.

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

Members Absent: John Hollenback,

Staff: Carl Hamming, Kathryn McEnery, Scott Hazelton

Public: None

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

Agenda Item #1 – Attendance

With eight members being present, a quorum was established.

Agenda Item #2 – Approval of Agenda

The Board did not change the agenda.

Agenda Item #3 – Election of Officers

Member Pierce motioned with Member Hall seconding to re-nominate Mr. Manley as Chair of the Board and Mr. Hirsch as Vice Chair. The Board voted eight to zero to approve the motion.

Agenda Item #4 – Approval of Minutes

Member Hall motioned with Member Beck seconding to approve the November minutes. The Board voted eight to zero to approve the minutes.

Agenda Item #5 – Non-Public Hearings

None

Agenda Item #6 – Public Hearings

None

Agenda Item #7 – Continued or Tabled Business

Family Conveyance Criteria

Following the Board discussion in November, Mr. Hamming updated the proposed language for Family Conveyance regulations that the Board could recommend to the Commissioners for adoption. The Board discussed language included from Lake County that refers to mixed ownership. The Board found the language to be confusing and recommended deleting the item (#7). Mr. Hamming will check to ensure the mixed ownership language is not included and defined in Montana Code. The Board discussed the purpose of the exemption and trying to deter potential abuses. The Board discussed the possibility of including language in the affidavit that the grantee cannot market or advertise their land until after thirty-six months, but the Board decided the language would be hard to define within the legal document. Vice President Hirsch motioned to recommend formal

adoption of the proposed Family Conveyance criteria, without #7 mixed ownership, and Member Wagner seconded the motion. The Board voted eight to zero to recommend adoption to the County Commissioners.

Wildfire Safety Manual – Member Hall

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 and Member Pierce discussed the purpose of the Manual and why Member Hall suggests having the landowner sign off on the informational packet. Member Hall described the effort to both inform the landowner as well as encourage them to take responsibility for their property. Member Hall will work with Mr. Hamming to edit confusing or technical language.

North Powell Zoning Update (CDBG Grant)

Mr. Hamming discussed the proposed timeline for public outreach and developing possible zoning updates for the northern region of Powell County. The Board discussed the funding behind the grant and hiring Great West Engineering.

Powell County Clark Fork River Operable Unit – Superfund Overlay District

Mr. Hamming updated the Board on the remediation work at Grant-Kohrs Ranch. Work is progressing despite the Federal shutdown. Mr. Hamming will have an update to the overlay district for the Board to review over the coming months.

Agenda Item #8 – Planning Board Comments

None

Agenda Item #9 – Staff Comments

- a. County Attorney
County Attorney Kathryn McEnery introduced herself to the Board and gave a little background history of her work history.
- b. Planning Staff
Scott Hazelton introduced himself to the Board. He will be an intern in the Planning Department for the next 16 weeks.
- c. Other
None

Agenda Item #10 – Public Comments

None

Agenda Item #11 – Announcement of the December Meeting

President Manley announced the Planning Board will hold their next meeting on February 7th at 1 PM.

Agenda Item #12 – Adjourn

President Manley adjourned the meeting at 3:45 PM.

Respectfully Submitted,
Carl Hamming
Powell County Planning Director

Tracy Manley, President

Date