



Planning Department

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MINUTES PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, May 9, 2019 at 1 PM.

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

Members Absent: John Hollenback, Justin Williams

Staff: Carl Hamming, Kathryn McEnery

Public: C.A. Whitehead, Stoney Burke, Henry Water, Jay Proops, Kay Proops, Gary Aitken, Tom Tosdal, Renee Faltings, Cindy Poett, Sharon Jacobsen, Harry Poett

President Manly called the regular meeting to order at 1:00 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 Pierce motioned to approve the February and March minutes as submitted. John Beck seconded the motion and the Board voted seven to zero to approve the Minutes.

Agenda Item #4 – Non-Public Hearings

Thompson FC

Mr. Hamming informed the Board that Mr. Thompson had contacted the Department to request that the item be removed from the Agenda. Mr. Thompson was discussing his options with his agent Mr. Danforth and the Planning Department to decide how best to proceed with the potential Family Conveyance or minor Subdivision.

Agenda Item #5 – Public Hearings

None

Agenda Item #6 – Continued or Tabled Business

North Powell Zoning – Open Houses

Mr. Hamming and Mr. Grebenc gave an overview of the open houses and the survey results that were supplied to the Board members. Mr. Hamming was asked to give an overview of why this effort was being undertaken.

Several meeting guests from Ovando spoke about their concerns regarding the survey results and whether they were statistically significant. Mr. Grebenc and Mr. Hamming stated that the survey was just one tool to initiate conversations and gather some quick feedback. Several residents from the Ovando area spoke about the currently existing housing/land availability in the Ovando area and stated that they didn't believe a lack of availability was hurting the rural town. Mr. Hamming stated that housing demand was not part of the survey. The Board spoke about the history of drawing the rural town boundaries around Helmville and how some land within its borders is unsuitable for development (wetlands and floodplain). The Board spoke about next steps and how to proceed. Mr. Grebenc and Mr. Hamming said to take into consideration the survey results, comment letters, open house feedback and the comments at the Planning Board and decide if the Board wants to continue with the process. The Ovando area was largely satisfied with the current zoning and passionately requested that nothing change with the rural town or zoning district #3. The Board then discussed Helmville and the concept to edit some of the zoning around the town or along the state highways. The Board agreed with Mr. Grebenc that it's too soon to draw any lines on a map but they should continue to weigh this option and gather input from residents. Mr. Hamming requested that the Board give him direction at the June Board meeting as to whether this concludes the zoning discussion or if they would like to continue a potential update to the zoning map in the Helmville area.

Superfund Overlay District - Update

Mr. Hamming discussed his coordination with MT DEQ to propose updated language for the zoning and development regulations to spell out the process for when a landowner is interested in digging/removing a substantial amount of dirt. DEQ needs to be involved to sample and approve a remediation plan if the soil is contaminated and coordinate with the Planning Department and landowner.

Agenda Item #7 – Planning Board Comments

The Board discussed the Milwaukee Roundhouse Area and Spotted Dog WMA with County Attorney McEnery.

Agenda Item #8 – Staff Comments

- a. County Attorney - None
- b. Planning Staff – Mr. Hamming informed the board regarding the status of the Graveley Conservation Easement with Five Valleys Land Trust.
- c. Other - None

Agenda Item #9 – Public Comments

None

Agenda Item #10 – Announcement of the December Meeting

President Manley announced the Planning Board will hold their next meeting on June 6th at 1 PM.

Agenda Item #11 – Adjourn

President Manley adjourned the meeting at 3:20 PM.

Respectfully Submitted,
Carl Hamming
Powell County Planning Director

President Manley, President

Date