



Planning Department

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MINUTES PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, June 6, 2019 at 1 PM.

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

Members Absent: John Wagner, Rick Hirsch

Staff: Carl Hamming, Kathryn McEnery

Public: Ann Nye, John Rundquist, Carol Kulish, Gary Aitken, Tom Tosdal, Bill Bandy

President Manly 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 switched the Agenda to have the North Powell Zoning presented before the Superfund Overlay discussion.

Agenda Item #3 – Approval of Minutes

Member Hall motioned to approve the May minutes as submitted. Member Pierce 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. Grebenc opened up the discussion by presenting the memo that he drafted after the May Planning Board meeting. Mr. Grebenc offered the Board different options for moving forward, but urged them to determine a consensus and narrow the scope of the project. Mr. Hamming and Mr. Grebenc discussed the feedback from the Ovando area that largely voiced their favorable view of the current zoning and their desire to not change the zoning map. Mr. Grebenc asked the Board to decide if the zoning review effort should continue to which President Manley asked Member Mannix what he prefers. Member Mannix stated that he would like to continue considering the zoning around the Helmville area. President Manley agreed that the open house in Helmville generated a significant amount of discussion about building more flexibility into the zoning around Helmville.

Member Hollenback made a motion to limit the zoning review to the Helmville area and to cease review of the zoning in the Ovando area. Member Mannix seconded the motion. The Board voted six to one in favor of the motion with President Manley voting against the motion.

The Board discussed how best to proceed with further public outreach in the Helmville area. The Board discussed hosting another open house and/or sending out mailer questionnaires to local Helmville residents. Ultimately, the Board decided to send out mailers to Helmville residents asking them their opinion regarding the current zoning. Member Mannix made a motion to continue the zoning outreach in the Helmville area with a mailed questionnaire to Helmville residents. Member Williams seconded the motion and the Board voted seven to zero to approve the motion.

Superfund Overlay District - Update

Mr. Hamming discussed his coordination with MT DEQ to propose updated language for the zoning and development regulations to clarify the process for when a landowner is interested in digging/removing/developing land within the superfund district. The Department would contact DEQ and have them coordinate with the landowner to test the contamination level and develop a remediation plan if needed. The Board asked Mr. Hamming where the threshold for 1 cubic yard to trigger contact with DEQ. Mr. Hamming was uncertain why five and one cubic yards of disturbed soil were proposed. Mr. Bandy voiced his concern for the DEQ overextending themselves and possibly running out of money in the future. Member Pierce motioned and Member Mannix seconded the motion to table the Agenda item until DEQ can be present and defend their rationale for the soil disturbance thresholds. The motion passed seven to zero.

Agenda Item #7 – Planning Board Comments

The Board discussed ongoing USFS projects.

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 December Meeting

President Manley announced the Planning Board will hold their next meeting on July 11th at 1 PM.

Agenda Item #11 – Adjourn

President Manley adjourned the meeting at 3:10 PM.

Respectfully Submitted,
Carl Hamming
Powell County Planning Director

/s/ President Manley, President

Date