

MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, July 8th, 2021 at 1 PM.

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

Members Absent: None

Staff: Ann O'Toole, Scott Hazelton, Zachary Abell

Public: Jim Quigley, Robyn Gaddy, Layla Turman, Joseph Eve, Janet Jansen

President Hirsch called the regular meeting to order at 1:03 PM.

Agenda Item #1 - Attendance

With nine members being present at the onset of the meeting, a quorum was established.

Agenda #2 - Approval of Agenda

The Board made no changes to the agenda and approved with unanimous consent.

Agenda #3 - Approval of minutes

Member Pierce expressed concern over the minutes kept from last meeting regarding the use of "Spotted Dog Wilderness", he suggested that henceforth the board will refer to the area as "Spotted Dog Wildlife Management Area". Aside from this comment, the minutes from the previous Board Meeting were unanimously approved.

Agenda #4 - Non Public Hearings

Quigley Boundary Line Relocation (BLR):

Planning Department Intern Zach Abell presented the BLR Application submitted by the Quigley family, as well as Planning Staff's recommendation for approval from the Board. President Hirsch asked Mr. Quigley what his plans are for the future of the property, to which Mr. Quigley responded that he plans on giving it over to his son in increments. Member Manley moved to vote on the matter, seconded by Member Pierce. The vote passed 9-0 in favor of approval.

Big Sky Land Investments Retracement:

Planning Director Scott Hazelton presented the Retracement Application submitted by Big Sky Land Investments LLC., however, with no one present to speak for the application, the presentation was done in an informational manner and no vote was taken on the matter.

Agenda #5 - Public Hearings

Eve Conditional Use Permit (CUP):

President Hirsch started the Public Hearing portion of the meeting by calling up Mr. Eve to present his application and subsequent documents. Mr. Eve presented his application and site map as well as documentation stating that he has permission to build within the conservation easement that runs through his property. Member Hall questioned Mr. Eve on the risk that flooding poses on this property, to which Mr. Eve responded that his current house sits below a high-risk dam which is why he is building elsewhere in the first place. Member Manley moved to vote on the application; seconded by Member Williams the vote passed 9-0 in favor of approval.

Jansen Conditional Use Permit (CUP):

Director Hazelton presented the application submitted by Mrs. Jansen for staff housing on her property. Mr. Hazelton concluded the presentation by stating the Planning Department's recommendation for approval following conditions laid out by the department. Member Hall questioned Mrs. Jansen on the structural and architectural make-up of the structure; she responded by stating her plans to update the facade to match with Rock Creek Cattle Company design standards. Member Beck asked Mrs. Jansen how long the structure would remain on the property to which she responded that her intentions were to have it remain as a permanent structure on the property. Member Manley moved to vote on the matter, seconded by Member Pierce the vote passed 9-0 in favor of approval.

Blackfoot South Reserve Conditional Use Permit (CUP):

Director Hazelton presented the application submitted by Ms. Turman to allow for three additional sleeping quarters for a guest ranch on the property. Mr. Hazelton concluded the presentation by stating the Planning Department's recommendation for approval following conditions laid out by the department. Member Williams asked Ms. Turman and Ms. Gaddy about business operations of the ranch. Member Mannix asked the agents how long the structure had been on the property, to which she responded that some had been renovated and some of the buildings moved in 2015. President Hirsch asked about the Conservation Easement on the property. The agents responded that there was only 150 sq. ft. of developable space left within

the terms of the easement. Member Manley moved to vote on the matter, seconded by Member Hall the vote passed 9-0 in favor of approval.

Agenda #6 - Continued or Tabled business

Rural zoning:

Planning Director Hazelton informed the Board of his plans to hold a second meeting regarding rural zoning in Ovando, given the success of the first meeting in Helmville. Because of recent events in Ovando, the rural zoning meeting was pushed to July 29th.

Agenda #7 - Planning Board Comments

None

Agenda #8 - Staff Comments

None

Agenda #9 - Public Comments

No members of the public were present at this time.

Agenda #10 - Announcement of July meeting

President Hirsch announced that the next Planning Board meeting would take place on August 12th in the Powell County Community Center.

Agenda #11 - Adjourn

The motion to adjourn was brought forward by Member Williams and seconded by Member Hall. The meeting ended at 3:04.

Respectfully Submitted,
Scott Hazelton
Powell County Planning Director

President Rick Hirsch

Date