

POWELL COUNTY PLANNING BOARD MINUTES

Regular Meeting – Thursday, September 8, 2022 – 1 PM

Members present: Rick Hirsch, Bill Pierce, John Wagner, John Hollenbeck, John Beck, Justin Williams

Members Absent: Earl Hall, Randy Mannix, Tracey Manley

Staff: Amanda Cooley, Ann O'Toole

Public: Bruce Anderson, Bill Ries, Dan Senecal, Derek Ellis, Monte Kingston

1. **Attendance:** With six members being present at the onset of the meeting, a quorum was established.

2. **Approval of Agenda:** Motion to approve agenda by Vice President Pierce. Seconded by Member Williams. Approved with unanimous assent.

3. **Approval of Minutes**

- a. August 11th minutes: Motion to approve minutes by Member Pierce. Seconded by Member Williams. Approved with unanimous assent.

4. **Non-Public Hearings**

a. **EBK Boundary Relocation #2**

Planning Director Cooley presented the request by EBK Investments to aggregate two parcels and relocate common boundaries between three parcels. The parcels are located south of highway 141 along Nevada Creek Ranch Road in Section 32 T13N, R10W and Section 05, T12N, R10W. The parcels are within Zoning District 3, which has a 160-acre lot size minimum.

President Hirsch clarified which boundaries were being located and where. Member Williams requested that Mr. Ries show where irrigation ditches are located. Member Beck questioned whether there were easements filed for the irrigation ditches. Mr. Senecal confirmed that easements were filed.

With no further inquiries, Member Wagner motioned to approve the boundary relocation. Member Pierce seconded the motion and the vote was carried 6-0.

b. **EBK Boundary Relocation #3**

Planning Director Cooley presented the request by EBK Investments to relocate the common boundaries between twelve tracts of land. The parcels are located to the northeast of highway 141 just north of Nevada Creek Reservoir in Section 35 and 26 in T13N, R10W and Section 02 and 03 in T12N, R10W. The parcels are within Zoning District 3, which has a 160-acre lot size minimum.

The Planning Board questioned where the road easements are located. Mr. Ries provided the easement documents and spent some time showing the members where easements are located. With no further inquiries, Member Pierce motioned to approve the boundary relocation. Member Hollenback seconded the motion and the vote was carried 6-0.

5. Public Hearings

- a) **J Curtis Conditional Use Permit:** Motion to table this hearing as Mr. Curtis was not present to represent his application. Motion made by Vice President Pierce. Motion seconded by member Williams.

6. Continued Business

- a. Planning regulations – updates and clarifications: Director Cooley provided a report that suggested revisions and updates to the zoning code are now on file with the Clerk and Recorder for the public to view. A public hearing will be held on October 24 in the Commissioners' office.

7. Planning Board Comments – Planning staff wanted to be sure that the Garrison Fire Department has the gate combo for the Old Yellowstone Trail at the Garrison Trailhead. The planning staff will follow up.

8. Staff Updates

- a. **County Attorney** – The county attorney provided an update of Spotted Dog.
b. **Planning Staff** – A review of the July Planning Board training will be done at the October Planning Board meeting.
c. **Other**

9. Public Comments – none

10. Announcement of the October 6 meeting

11. Adjourn Motion to adjourn the September meeting by Member Wagner. Seconded by member Williams at 2:33p.m.

Respectfully Submitted,
Amanda Cooley
Powell County Planning Director

President Rick Hirsch

Date

**The Planning Board will meet at the Powell County Community Center
416 Cottonwood Ave., Deer Lodge, MT 59722
For Further Information Contact:
The Powell County Planning Department**