

POWELL COUNTY PLANNING BOARD

MINUTES

Regular Meeting – Thursday, July 7, 2022 – 1 PM

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

Members Absent: John Hollenbeck, Randy Mannix, Justin Williams

Staff: Amanda Cooley, Ann O'Toole

Public: Tom Heggelund

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 Member Manley. Seconded by Member Hall. Approved with unanimous assent. Corrections include the spelling of names.
3. **Approval of Minutes**
 - a. **June 9th minutes:** Motion to approve minutes with corrections by Member Pierce. Seconded by Member Hall. Approved with unanimous assent. Corrections include the spelling of names.
4. **Non-Public Hearings**
 - a. **Graveley Aggregation:** Motion to table this hearing until August due to non-attendance of a representative for the application.
5. **Public Hearings**
 - a) **Heggelund CUP**

President Hirsch opened the public hearing. He noted that the hearing had been noticed twice in the Silver State Post in the June 22 and June 29 editions. Director Cooley presented the planning staff's report.

The petitioner, Tom Heggelund requests permission to put a "mobile home as a second residence on the property." There is currently one residence on the parcel. The mobile home will be for his son, Aaron. Mr. Heggelund would like to tie into an existing well and will coordinate with the sanitarian regarding the suitability of the well.

The planning staff received zero public comments regarding the request.

Member Hall asked for clarification concerning the well. Member Manley inquired whether Mr. Heggelund had considered family conveyance. Mr. Heggelund responded that he was just trying to provide his son a home. Member Wagner queried if the house will be stick-built on skids. Mr. Heggelund confirmed that it will be on runners in the event the home needs to be moved. President Hirsch reminded Mr. Heggelund that the home does sit near the river and that he should be

considerate of any floodplain regulations even if he is not located in the floodplain. (as per Director Cooley, the home is not in the regulated floodplain area).

With no public comments, the public hearing closed.

Member Wagner moved to approve the Heggelund Conditional Use Permit with the conditions listed by the planning staff. Member Hall seconded the motion. The motion was carried 5-0.

6. Continued Business

a. Planning regulations – updates and clarifications

Miss Cooley presented five pages of proposed updates to the zoning regulations. Pertinent topics included the language in the CUP requirement for “expansion of existing non-residential structures or uses by *more than 1/2...*” The board wants to look at making this language more specific.

The number of houses allowed on a parcel in each district was discussed. The board agreed that it should be reviewed on a case-by-case basis except in the 160-acre district. They agreed that there should be a limit of four structures in this district.

Most of the other proposed updates are changes in language for consistency.

7. Planning Board Comments

8. Staff Updates

a. County Attorney

b. Planning Staff – July 18th Planning Board Training. Location TBD.

Planning staff updated the board on the Old Yellowstone Trail (OYT) construction. A judge denied Rock Creek Cattle Company (RCCC) an injunction to stop work on the trail. Work will resume on July 18 to finish the trail.

Miss Cooley also presented a proposal to create an industrial overlay district along with the other overlay districts in the zoning code. Creating this district would allow the board to set guidelines and standards for development in designated industrial areas. This will help direct future business growth in a safe and guided manner and provide direction for the community as it tries to attract new industries. New industries would not be limited to this district. The board will discuss this further at the next meeting.

c. Other

9. Public Comments - none

10. Announcement of the August 11th meeting

11. Adjourn Motion to adjourn at 4:00 p.m. by Member Wagner. Seconded by Member Hall.

Respectfully Submitted,

Powell County Planning Director, Amanda Cooley

President Rick Hirsch

Date

**The Planning Board met at the Powell County Community Center
416 Cottonwood Ave., Deer Lodge, MT 59722**

**For Further Information Contact:
The Powell County Planning Department**