

POWELL COUNTY PLANNING BOARD MINUTES

Regular Meeting – Thursday, October 6, 2022 – 1 PM

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

Members absent: John Hollenback

Staff: Amanda Cooley, Ann O'Toole

Public: Joseph Curtis

1. **Attendance:** With eight 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 Williams. Approved with unanimous assent.
3. **Approval of Minutes**
 - a. **September 8 minutes:** Motion to approve minutes by Member Williams. Seconded by Member Hall. Approved with unanimous assent.
4. **Non-Public Hearings**
 - a. None
5. **Public Hearings**
 - a) **J Curtis Conditional Use Permit**

President Hirsch opened the public hearing. He noted that the public notice for this hearing circulated twice in the Silver State Post in the September 21 and September 28 editions. Director Cooley presented the planning staff's report.

The petitioner, Joe Curtis, requests permission to finish building his home and garage, which will be a third residence on the property. A shop on the parcel served as the original residence, and an additional home is under construction. Once the additional home is complete, the Curtis's plan on removing the residential quarters from the shop. Mr. Curtis did not obtain the required Conditional Use Permit before starting the current project. The planning department responded by speaking with Mr. Curtis at the August Planning Board meeting, as he was there with his parents who were at the time, seeking approval for a CUP for the home they were building on the property. Mr. Curtis filed his application for a Conditional Use Permit following the Planning Board meeting.

The planning staff received zero public comments prior to the meeting regarding the request. The planning board had several questions for Mr. Curtis. Member Manley inquired as to whether Patterson Prairie Road is a public road. Mr. Curtis explained that Patterson Prairie is a private road beyond the Sager's place. Member Mannix questioned whether there would be one or two septic systems. Mr. Curtis responded that there will be two septic systems and one well. The well is 750' deep. He also explained that they have been dealing with the Lincoln Fire District. The

Board also questioned who owned the parcel to the South. Mr. Curtis responded that his Uncle Ronnie owns the parcel. The parcel had originally been 40 acres and was split into two twenty-acre parcels. President Hirsch encouraged the Curtis's to do thinning. Member questioned when construction will be complete. Mr. Curtis expects the outside to be complete this year and will finish the inside next year.

With no comments by the public, President Hirsch closed the public hearing.

Member Mannix moved to approve the Curtis Conditional Use Permit with the conditions listed by the planning staff. Member Hall seconded the motion. The motion was carried 9-0.

Commented [AO1]: HollenbAck was not there. I don't remember who asked this.

6. Continued Business

- a. **Planning Board Training review:** Planning Director Cooley provided a recap of training that was given to the board in July of this year by Karen Ally, MACo Land Use Attorney.

7. Planning Board Comments: Member Wagner presented a concern about someone who has constructed a driveway connecting to Brock Creek Road. The person owning the road did not obtain an approach permit and the road does not appear to be constructed safely. The Planning Department will follow up.

8. Staff Updates

- a. **County Attorney:** not present
- b. **Planning Staff :** Invitation to the public hearing on Monday, October 25 to review the proposed zoning amendments.
- c. **Other:** none

9. Public Comments: none

10. Announcement of the November 10 meeting in the Library

11. Adjourn: Motion to adjourn at 2:27p.m. by Member Hall. Seconded by member Manley. Passed with unanimous consent.

Respectfully Submitted,
Amanda Cooley
Powell County Planning Director

President Rick Hirsch

Date

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