



Planning Department

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MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, June 6, 2013 at 1 PM.

- Members Present:** John Beck, Earl Hall, Rick Hirsch, John Hollenback, Tracy Manley, & Bill Pierce
- Members Absent:** Kenneth Martin, Randy Mannix, & Bruce Thomas
- Staff:** Brian Bender, David Corcoran, & Lewis Smith
- Public:** Terry Howe, Dick Labbe, Rich Labbe, Greg Lane, Paul & Elaine O’Leary, Mike Stenberg, Bob Tobin, Nancy Trask, & Mark Vetter

President Manley called the meeting to order at 1:10 PM.

Agenda Item #1 – Attendance

Six Members being present established a quorum.

Agenda Item #2 – Approval of the Agenda

Member Beck moved, with Member Hall seconding, to approve the amended agenda that placed the COS first followed by the guesthouse and Lake Camp CUPs. The Board approved the motion through a vote of six to zero.

Agenda Item #3 – Approval of Minutes

Member Pierce moved, with Vice President Hirsch seconding, to approve the May 9th Minutes as presented. The Board approved the motion through a vote of six to zero.

Agenda Item #4 – Continued or Tabled Business

a. None.

Agenda Item #5 Public Hearings

- a. Conditional Use Permit request by Rock Creek Cattle Company to construct a Barn / Day Camp beside Rock Creek Lake as an amenity for members and guests. The amenity will include an open area for dining, a storage area, and sleeping quarters for a staff member.

Planning Director Bender explained the specifics of the request, and informed the Planning Board they received comments from the cabin owners as well as the petitioner prepared a revised site plan showing the project's location 750 feet of south of the original location. He continued by explaining the situation of the culvert beneath Rock Creek Lake Road.

Mike Stenberg provided additional information regarding project, and the reason for the modified plan showing the site 750 feet south of the first site. The revised site has better access to the water.

Mike Stenberg noted the project does not include a boat ramp, and the on-site wastewater treatment system will require a pump. The project will have minimum site improvements. He also clarified the exact location of the project on a provided topographical map.

Member Pierce asked what type of permit is necessary for the project.

Planning Director Bender said the project requires a Conditional Use Permit since it is a nonresidential use.

Greg Lane explained how the original proposal was far more complex but that was too expensive. This proposal is much simpler and consistent with what the guests look for at the site. The decision was made to scale back the project to improve the Lake as an amenity for the members and guests. Rock Creek Cattle Company will also have an attendant present 24-hours especially when visitors are heading to the site.

Member Hall asked how the tents will be heated.

Greg Lane responded by saying the tents are going to have small stoves.

Member Hall expressed concerns for fire safety with the stoves.

Member Beck asked how the site will accommodate boats.

Greg Lane said the project does not include any new boat dock facilities.

Nancy Trask noted that it is good to hear and understand the proposal and glad to discuss the proposal with Greg Lane. She continued by questioning the wastewater system and how will water supplied to the site.

Tom Conklin asked of the County Road issue.

Greg Lane explained the County Road is a different situation since guests and members will use trails and paths on RCCC land to access the site. He will talk to the County

Commissioners regarding the Road. He expects that RCCC will probably fund the culvert repairs.

A cabin owner articulated concerns with the proposal due to her family's legacy with the site. However, she is willing to support the project.

Greg Lane explained how the project is an important part of the whole concept and is eager to see conservation easements placed on the acreage around the Lake.

Nancy Trask wants to see the site use bear and animal proofed garbage containers.

Greg Lane confirmed those type of containers will be used.

Member Pierce asked of the land ownership – does RCCC own the surface use of the Lake.

Greg Lane responded with a yes.

Member Pierce asked if the County Road allows public access to the Lake.

Greg Lane responded with a yes explaining that RCCC allows public access. However, he is concerned with the type of individuals who are accessing the Lake and would like to see some form of control.

President Manley noted the high risk because of the trespassing on RCCC land.

Greg Lane totally agrees and is willing to work with the community to conceive a viable solution.

Vice President Hirsch asked what is TRASCO.

Nancy Trask explained it is a family association that owns six cabins on former mining claims. She noted that Joel Thompson is not part of TRASCO.

Vice President Hirsch asked of parking around the TRASCO cabins from people using the land beyond their cabins.

Nancy Trask asked if there is a Forest Service trail to Moose Lake beyond RCCC's gate.

Greg Lane answered that he is unaware of the trail. He spoke to the Forest Service and the agency confirmed that RCCC cannot gate or prevent access to their trails.

Member Pierce moved, with Member Hall seconding, to grant a Conditional Use Permit to Rock Creek Cattle Company to construct a Lake Barn and Camp on a 141-acre lot along the northeastern shore of Rock Creek Lake in Zoning District #4. The Board also attached the nine conditions listed in the May 28th Staff Report. The Board approved the motion through a vote of six to zero.

- b. Conditional Use Permit request by Elliot Severson to construct a guesthouse on Lot 23 of Phase 2 South.

Planning Director Bender delivered a summary of the request and highlighted the location of Lot #23 on the PowerPoint's Mapping Exhibit.

Mike Stenberg informed the Board that MT DEQ approved the connection of the lot to the community wastewater facility.

Member Hall asked of the type of roofing material intended for the structures.

Greg Lane confirmed the materials are fireproofed.

The Planning Board held a general discussion regarding the lot's location.

Vice President Hirsch asked if the proposal is consistent with the original PUD.

Greg Land responded by saying the project does allow for an owner to place a main residence with a secondary dwelling on a lot.

Member Pierce asked if subdivisions for lease or rent provisions affect the request.

County Attorney Smith replied with a no since this is a PUD and the County has zoning and planning. Also, the state has a trigger of four units.

Greg Lane reassured the Planning Board the request still meets the intent of the PUD as well as the overall design of the project.

The Planning Board entered into a general discussion of subdivisions for lease or rent.

Member Beck asked if DEQ approved the septic system.

Mike Stenberg acknowledged the agency approved the system with the lot having two septic tanks before draining into an existing community system.

Member Pierce moved, with Member Beck seconding, to grant Elliot Severson a Conditional Use Permit to construct a two-bedroom guesthouse besides a primary residence on Lot #23 of Phase II South of Rock Creek Cattle Company's Home Ranch Development. The Board attached the four conditions listed in the May 28th Staff Report to the Permit. The Board approved the motion through a vote of six to zero.

Agenda Item #6 Non-public Hearing Items

- a. Mark Vetter COS – Boundary Relocation.

Environmental & GIS Technician David Corcoran provided the Planning Board an overview of the boundary relocation.

President Manley asked if the petitioners had any comments.

Mark Vetter responded he had no additional comments.

Member Hollenback moved, with Member Hall seconding, to affirm the Mark Vetter COS Boundary Relocation is not an attempt to evade formal subdivision review. The Board approved the motion through a vote of six to zero.

Agenda Item #7 – Planning Board Comments

None.

Agenda Item #8 – Staff Updates

a. County Attorney

County Attorney, Lewis Smith advised the Planning Board of zoning and subdivision topics altered by the 2013 Legislature affecting the County's regulations.

b. Planning Director

Planning Director Bender advised the Planning Board that the County Commissioners expressed interest of seeing the Growth Policy Plan revised this year. The Planning Board agreed to hold work sessions to review the Plan this fall. The Board also asked staff to start the revision process by compiling updated demographic and land use information.

c. Other

None.

Agenda Item #9 – Public Comments

None.

Agenda Item #10 – Announcement of the July 11th meeting

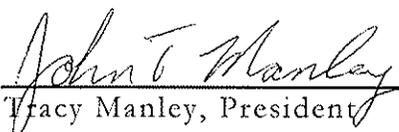
The Planning Board having no agenda items for July set their next meeting for August 8th at 1 PM.

Agenda Item #11 – Adjourn

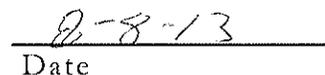
Member Hollenback moved, with Member Hall seconding, to adjourn the meeting. The Board approved the motion through a vote six to zero.

President Manley declared the meeting adjourned at 3:45 PM.

Respectfully Submitted,
Brian P. Bender, AICP, CFM
Powell County Planning Director



Tracy Manley, President



Date