



Planning Department

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MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, August 8, 2013 at 1 PM.

Members Present: John Beck, Earl Hall, John Hollenback, Tracy Manley, Randy Mannix, Kenneth Martin, Bill Pierce, & Bruce Thomas

Members Absent: Rick Hirsch

Staff: Brian Bender, David Corcoran, & Lewis Smith

Public: Mike Stenberg

President Manley called the meeting to order at 1:09 PM.

Agenda Item #1 – Attendance

Eight Members being present established a quorum.

Agenda Item #2 – Approval of the Agenda

Member Hollenback moved, with Member Beck seconding, to approve the agenda as presented. The Board approved the motion through a vote of eight to zero.

Agenda Item #3 – Approval of Minutes

Member Hall moved, with Member Thomas seconding, to approve the June 6th Minutes as presented. The Board approved the motion through a vote of eight to zero.

Agenda Item #4 – Continued or Tabled Business

a. None.

Agenda Item #5 Public Hearings

a. None.

Agenda Item #6 Non-public Hearing Items

a. Rock Creek Cattle Company Amended Plat – Phase Two South

Mike Stenberg, P.E. of Hyalite Engineering, gave an overview of the request to the Planning Board. He noted the amendment reflects the interests of the market to have lots along Rock Creek.

Mike Stenberg next explained the reason for the change to remove three lots from the western edge of the project. The owners and management of Rock Creek Cattle Company decided the location beside the Creek is better suited for a single 1.68-acre lot.

Mike Stenberg explained the necessary septic provisions to accommodate development including an existing, community wastewater disposal system, and a new, multi-user elevated sand mound system.

Mike Stenberg described the rationale for the need to obtain a variance from the County's Road Standards for Pauly Drive having a length of 1,338 feet or 338 feet longer than what the Standards allow. He explained the proposal to mitigate the elongated drive by having a second means of access consisting of a ten-foot wide, emergency road running westward from the terminus of Pauly Drive to an existing golf cart path as an acceptable alternative within the context of the PUD. Furthermore, a cut-off to Bighorn Road provides a connection back onto the PUD's road system.

Member Hall asked for a confirmation of the emergency road's width.

Mike Stenberg replied the road will have a width of ten feet and noted its alignment on the Mapping Exhibit.

Member Pierce asked if the road would be maintained during the winter.

Planning Director Bender confirmed the road would be maintained year around.

Planning Director Bender informed the Planning Board that Great West Engineering reviewed the proposed road and provided three comments for Hyalite Engineering to correct.

The Planning Board entered into a general discussion regarding the road variance.

The Planning Board eventually acknowledged the proposed road is consistent with the PUD's overall character.

Member Martin moved, with Member Hall seconding, to forward the amended plat to the County Commissioners with a favorable recommendation. The Planning Board also considered the road variance as acceptable. The Planning Board approved the motion through a vote of eight to zero.

b. Film – 1/3 Mile to Safety: A Family's Story

The Planning Board viewed the film 1/3 Mile to Safety: A Family's Story. Ruth Koehler, the County's Emergency Management Coordinator provided the film.

Afterwards, the Planning Board held a general discussion regarding planning provisions to reduce damage to properties, and the risk to fire fighters during wildland fires.

Agenda Item #7 – Planning Board Comments

Member Martin asked of the status of the Conditional Use Permit the Planning Board granted in May to allow for the operation of a youth camp.

Planning Director Bender informed the Board that the petitioner decided against opening the camp this summer and is instead making improvements to property before operating the facility next year.

Agenda Item #8 – Staff Updates

- a. County Attorney
County Attorney, Lewis Smith informed the Planning Board they will need to revise the County regulations to make them consistent with changes made by the 2013 Legislature.
- b. Planning Director
Planning Director, Brian Bender informed the Planning Board of the recent permitting activity for upgrades to cell towers throughout the County. The Board also heard there is renewed interest to place a coverage provider on the Ovando tower.
- c. Other
None.

Agenda Item #9 – Public Comments

None.

Agenda Item #10 – Announcement of the September 5th meeting

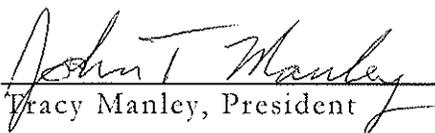
The Planning Board set their next meeting for September 5th at 1 PM.

Agenda Item #11 – Adjourn

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

President Manley declared the meeting adjourned at 3:01 PM.

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



Tracy Manley, President



Date