



Planning Department

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MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, September 5, 2013 at 1 PM.

- Members Present:** John Beck, Rick Hirsch, & Randy Mannix
- Members Absent:** Bruce Thomas, Earl Hall, John Hollenback, Tracy Manley, Kenny Martin, & Bill Pierce
- Staff:** Brian Bender, David Corcoran, & Lewis Smith
- Public:** Sharon Jacobsen, & Mike Stenberg

Vice President Hirsch called the meeting to order at 1:08 PM.

The Planning Board did not take action on any agenda items due to the lack of a quorum being present.

Agenda Item #1 – Attendance

Three Members being present failed to established a quorum.

Agenda Item #2 – Approval of the Agenda

The Board did not approve the agenda.

Agenda Item #3 – Approval of Minutes

The Board took no action relating to the Minutes.

Agenda Item #4 – Continued or Tabled Business

None.

Agenda Item #5 Public Hearings

None.

Agenda Item #6 Non-public Hearing Items

a. Rock Creek Cattle Company Boundary Relocation

Planning Director Bender gave an overview of the request.

Mike Stenberg confirmed the expressed comments are accurate and added there is DEQ approval for the septic system.

Vice President Hirsch questioned the lot size requirements to accommodate the septic system – is it legal to install a septic system on the common area.

Mike Stenberg acknowledged Rock Creek Cattle Company has approval to place the septic on the common area as the site conditions have the ability to contain a system.

County Attorney Smith asked of access.

Mike Stenberg explained there is a former logging road that Rock Creek will improve.

Mike Stenberg provided further classification of the location of the proposed lot is actually to the west as depicted on the Mapping Exhibit.

b. Ingraham & Beck Boundary Relocation COS

Vice President Hirsch questioned the language in the memo.

David Corcoran noted the correction, and he described the previous boundaries on the Mapping Exhibit.

The Planning Board members generally discussed the intent of COS as well as the proposed lot compliance with the Zoning and Development Regulations.

David Corcoran noted the petitioners did not record the last COS due to an error on the deed.

The members decided due to questions regarding the purpose of the boundary relocation and septic provisions to have the request go before a quorum during the October 10th meeting.

c. Jacobsen Boundary Relocation COS

Member Mannix asked of the status of the conservation easements and the ability to build a residence.

Sharon Jacobsen confirmed the conservation easements prevent any residential development.

Member Mannix asked how staff will proceed with the Certificate of Surveys.

Planning Director Bender explained that he will contact the absent members to see if they have any comments and if they do not have any, staff will finalize the COS.

Member Mannix asked of the differences shown on the maps.

David Corcoran noted the PowerPoint map is the corrected map compared to the map included in the packets.

Member Mannix asked of the smaller parcel.

Sharon Jacobsen explained the smaller parcel is being combined into a larger tract.

d. Proposed Fee Schedule

Planning Director Bender gave a brief explanation for several changes shown on the proposed Fee Schedule.

The members decided to wait to discuss this item until October 10th.

Agenda Item #7 – Planning Board Comments

The members discussed if there is a need to increase the awareness of Wildland Urban Interface (WUI) standards during the review of planning and subdivision applications. The members agreed the Planning Board should consider such standards for inclusion in the revised Zoning & Subdivision Regulations.

Agenda Item #8 – Staff Updates

a. County Attorney
None.

b. Planning Director
Brian Bender noted he contacted a due diligence agent who last month sought documentation relating to the Ovando Cell Tower. The agent acknowledged the client received the documents, however; the client has made no decision regarding the site.

c. Other
None.

Agenda Item #9 – Public Comments

None.

Agenda Item #10 – Announcement of the October 10th meeting

Planning Director Bender announced the next meeting is set for October 10th.

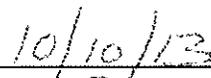
Agenda Item #11 – Adjourn

Vice President Hirsch declared the meeting adjourned at 2:15 PM.

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



Rick Hirsch, Vice President



Date