



Planning Department

Powell County Planning Department | Missouri Ave. | Suite 101 | Deer Lodge, Montana 59722
406.846.9729 | bbender@powellcountymt.gov

MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, March 5, 2015 at 1 PM.

The Planning Board will convene at Noon to discuss Growth Policy Revisions. The Regular Meeting will start at 1 PM.

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

Members Absent: Rick Hirsch, & Kenneth Martin

Staff: Ricki Bauer, Brian Bender, & Lewis Smith

Public: Carl & Cindy Francis, Howard Hochstetler, Bob Rabel, & Joe Willauer

Growth Policy Discussion

Joe Willauer and Planning Director Bender facilitated a review of the Growth Policy. The Planning Board decided to schedule public forums for the following locations: (1) Gold Creek on March 24th at 7 PM; (2) Helmville on March 25th at 5:30 PM; (3) Ovando on March 25th at 7:30 PM; and (4) A session combining Avon and Elliston in Elliston on April 8th at 7 PM. These forums will enable the public to ask questions relating to the existing Growth Policy, and express comments regarding land use goals and objectivities. The Planning Department will prepare a questioner and various mapping exhibits for public review.

President Manley called the regular meeting to order at 1:01 PM.

Agenda Item #1 – Attendance

Seven Members being present established a quorum.

Agenda Item #2 – Approval of Agenda

Planning Director Bender asked if the Planning Board is willing to hear the Francis COS first.

The Planning Board agreed.

Member Mannix moved, with Member Thomas seconding, to approve the agenda as amended. The Planning Board approved the motion through a vote seven to zero.

Agenda Item #3 – Approval of Minutes

Member Mannix moved, with Member Hall seconding, to approve the March 5th Minutes as presented. The Board approved the motion through a vote of seven to zero.

Agenda Item #4 – Continued or Tabled Business

a. None

Agenda Item #5 - Public Hearings

a. Hochstetler Amended Conditional Use Permit

President Manley opened the public hearing and asked if any members have a conflict of interest with the petition (no members had a conflict), and he noted the public notice ran in the *Silver State Post* on February 18th and 25th.

Planning Director Bender explained the request and noted staff mailed seven letters to adjacent property owners without receiving any responses in return. He continued by pointing out the property, and the location of the proposed structure on the PowerPoint's Mapping Exhibit.

Member Hall asked of the screening condition (#3) listed in the Staff Report.

Planning Director Bender explained the Regulations require the Planning Board to consider if a vegetated screen is necessary to conceal a commercial use from neighboring residences.

Member Thomas noted topography hides the structure.

Member Mannix moved, with Member Thomas seconding, to remove Condition #3 from consideration. The Board approved the motion through a vote of seven to zero.

Member Mannix asked if the expansion will accommodate additional employees.

Howard Hochstetler responded by saying no at this time. He continued by saying he expects more trucks delivering supplies and hauling away finished products.

President Manley closed the public hearing.

Member Mannix asked of a Septic Permit.

Bob Rabel explained he spoke with Chad Lanes regarding the Permit. He continued by saying the new restroom will replace the existing porta potty.

Member Hall asked of additional permits.

Planning Director Bender explained the petitioner must obtain a Montana Building Permit.

Member Hollenback moved, with Member Thomas seconding, to amend a Conditional Use Permit held by Howard Hochstetler to allow for a 50 by 80-foot addition on to the existing structure. The motion included the six conditions listed in the February 18th Staff Report. The Board approved the motion through a vote of seven to zero.

Agenda Item #6 – Non-public Hearing Items

a. Francis Boundary Relocation COS

President Manley opened the proceedings.

Planning Director Bender described the request and noted the following items associated with the Boundary Relocation: (1) The need for an access easement from the property owner to the east; (2) The petitioners intend to have the eatery and residence on separate lots; and (3) Bob Everly completed a technical review of the COS.

Cindy Francis acknowledged the provided summary is correct and had nothing else to add.

Member Hall asked if the petitioner has the right of access the entire easement shown on COS #159.

Planning Director Bender responded by saying yes.

Member Mannix moved, with Member Hall seconding, confirming the Boundary Relocation is not an attempt to evade formal Subdivision Review. The Board approved the motion through a vote of seven to zero and attached the Condition requiring the petitioners to pay the Examining Land Surveyor's Review Fee.

b. Growth Policy Update

The front page contains the summary.

Agenda Item #7 – Planning Board Comments

Member Mannix asked if County Commissioner Sager is getting familiar with the office.

Planning Director Bender noted Commissioner Sager is getting acquainted with Commissioner responsibilities.

The Planning Board discussed the status of proposed Confederated Salish and Kootenai Tribes Montana Compact.

Member Pierce explained the House passed the Exempt Well Bill, and described the purpose of the Bill.

Agenda Item #8 – Staff Comments

a. County Attorney

County Attorney Smith summarized a recent conversation with Judge Dayton regarding the Curtis Court Ordered Division of Land with Mr. Smith reminding Judge Dayton of the timelines involved to get items before the Planning Board for their review.

County Attorney Smith noted the Legislative is currently not considering any bills intended to alter land use regulations (except ones associated with man camps).

b. Planning Director

Planning Director Bender described the recent meeting Ricki Bauer and himself had with Granite County Commissioners regarding the possibility of providing E-911 Addressing services to the County.

c. Other

None.

Agenda Item #9 – Public Comments

None.

Agenda Item #10 – Announcement of the April 9th meeting

President Manley announced the next meeting is set for April 9th at 1 PM.

Agenda Item #11 – Adjourn

The Planning Board through consensus adjourned the meeting with President Manley noting the time of 2:06 PM.

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



Tracy Manley, President



Date