



Planning Department

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MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, April 9, 2015 at 1 PM.

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

Members Absent: Rick Hirsch, John Hollenback, & Bruce Thomas

Staff: Brian Bender

Public: James Connelly, & Mike Stenberg

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

Agenda Item #1 – Attendance

Six Members being present established a quorum.

Agenda Item #2 – Approval of Agenda

President Manley asked the Planning Board if they have any interest to alter the agenda. Hearing none, President Manley announced the agenda will stand as presented.

Agenda Item #3 – Approval of Minutes

Member Pierce noted an error on Page #3 (the minutes should say the House passed the Exempt Well Bill and not the Legislature).

Member Pierce moved, with Member Hall seconding, to approve the March 5th 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. None.

Agenda Item #6 – Non-public Hearing Items

a. Rock Creek Cattle Company Boundary Relocation COS

President Manley asked for a summary of the request.

Planning Director Bender explained the request and highlighted certain elements on the PowerPoint's exhibits. He continued by saying the lot contains a residence and Bob Everly reviewed the COS.

Mike Stenberg noted the southwest lot line adjustment is to have the line match up to the newly installed fence.

Member Mannix asked if the adjustment is to accommodate another residence.

Mike Stenberg responded by saying no as Lot 51B already contains a Bill Foley's residence.

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

b. Rock Creek Cattle Company Amended Plat – Phase Two South (Townhome Addition)
President Manley introduced the item.

Planning Director Bender explained the request and noted it is a Plat Amendment meaning the Planning Board makes a recommendation for the benefit of the County Commissioners. He continued by saying Rock Creek intends to add six townhome lots (three structures) to Phase 2 South along the east side of Pauly Drive's turnaround.

Mike Stenberg described the history of this portion of Phase 2 South with its numerous lot changes.

Member Martin asked what is the price point for townhomes.

Mike Stenberg answered by saying around the \$450K range and it is a means for Rock Creek to diversify its market offerings.

Member Hall asked of the roofing materials.

Mike Stenberg indicated most of the roofs are wood shakes.

The Planning Board discussed the potential fire threat the development faces from using combustible materials (for example - wood shakes) in the Wildland Urban Interface.

Member Mannix asked how the change affects the set aside.

Mike Stenberg explained the current acreage is 132-acres, meaning they can develop up to three more lots.

Member Pierce moved, with Member Martin seconding, to forward a favorable recommendation to the County Commissioners with the four conditions listed in the March 26th Staff Report. The Planning Board approved the motion through a vote of six to zero.

Mike Stenberg provided a summary of the Rock Creek projects for this spring and summer. He continued by noting the construction of several new residences are under way, however the members decided to forgo the construction of a larger meeting hall this year due to costs. He also commented that the Lake Barn is very popular among members and guests.

Member Pierce suggested if there is a need to have Rock Creek staff to meet with Earl Hall to discuss options to reduce fire threats.

Mike Stenberg agreed as there value to that discussion.

c. Growth Policy Update – Public Forums Recap

Planning Director Bender summarized the first round of kickoff meetings for the Growth Policy Update. He continued by saying sixty-six people attended the first four meetings. He continued by saying the recurring comments expressed include: (1) Alternatives to 160-Acres; (2) Better classification of uses; (3) Greater distinction between areas; (4) Expansion of town districts; (5) Vitality of communities; and (6) Less confusing regulations.

The Planning Board discussed ways to engage the public at meetings and stressed the importance of conducting meetings in a style that allows attendees the opportunity to express themselves.

The Planning Board asked staff to produce an informative handout explaining land division options for the public's benefit.

The Planning Board also agreed to schedule a public forum in Racetrack, and recognized there is a need to hold a forum in Avon since the Elliston venue failed to attract Avon residents.

d. Ordinance Interpretation – Nonconforming Residential Lots

Planning Director Bender provided the Board with a graphic of a hypothetical situation depicting the increased status of a nonconforming lot.

The Planning Board discussed how to apply Ordinance to the situation.

With the Planning Board unable to reach consensus, agreed to wait to receive an opinion from the County Attorney.

Agenda Item #7 – Planning Board Comments

None.

Agenda Item #8 – Staff Comments

a. County Attorney

None.

b. Planning Director

None.

c. Other

None.

Agenda Item #9 – Public Comments

None.

Agenda Item #10 – Announcement of the May 7th meeting

President Manley announced the next meeting is set for May 7th at 1 PM.

Agenda Item #11 – Adjourn

The Planning Board through consensus adjourned the meeting with President Manley noting the time of 3:30 PM.

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



Rick Hirsch, Vice President

5/6/15

Date