



Planning Department

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MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, August 6, 2015 at 1 PM.

Members Present: John Beck, Rick Hirsch, John Hollenback, Tracy Manley, Randy Mannix, & Bill Pierce

Members Absent: Earl Hall, Kenneth Martin, & Bruce Thomas

Staff: Ricki Bauer, Brian Bender, & Lewis Smith

Public: Earl Hoppe, Ralph Phillips, & Joe Willauer

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

Planning Director Bender asked for an agenda change to accommodate Joe Willauer's schedule.

The Planning Board agreed to the change and accepted the agenda to have item #6B heard first.

Agenda Item #3 – Approval of Minutes

Member Hollenbeck moved, with Vice President Hirsch seconding, to approve the July 9th Minutes. The Planning 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. Phillips – Boundary Relocation COS

Planning Director Bender explained the request and identified the acreage on the PowerPoint's Mapping Exhibit.

Ralph Phillips described his intent of the COS is to reduce the difficulties of operating his irrigation system.

Member Pierce moved, with Member Beck, for the Planning Board confirming the Phillips Boundary Relocation COS is not an attempt to evade formal Subdivision Review. The Motion contained the one condition as listed in the July 29th Staff Report. The Board approved the motion through a vote of six to zero.

b. Growth Policy Update

Joe Willauer opened the discussion by announcing he has four options relating to residential densities for the Planning Board to consider. He named the four options as: (1) Leaving the existing provisions as they are; (2) Expand the town centers; (3) Create an overlay district; and (4) Reduce the minimum residential lot size requirement.

The Planning Board discussed the merits of each option and potential drawbacks.

Member Beck asked if there is a need to provide different options for each town center.

Member Pierce asked can land divisions take place on ranch holdings.

Planning Director Bender explained the various processes.

Member Beck explained Avon might be a good candidate for an expanded town center.

Vice President Hirsch noted the presence of conservation easements that impede development.

The Planning Board agreed the Board has the responsibility to review potential land divisions.

The Planning Board queried what are the growth pressures the County faces.

President Manley explained there are possibilities outside of Helmville and in the Nevada Creek area.

Member Hollenback noted Gold Creek is experiencing the most growth in the County. He continued by suggesting there is probably not a need to relax the rules any further.

Member Mannix is interested in the overlay concept but needs to understand it better.

The Planning Board discussed how to devise criteria for the overlay district.

President Manley asked Member Pierce of the residences built along State Highway 12 west of Helena.

Member Pierce explained there are in the \$300K to \$400K range, and professionals working in Helena are purchasing them.

The Planning Board discussed the state's housing prices, and their comparison with Powell County.

The Planning Board asked to see next month further information explaining the overlay district concept.

c. Development Certificate Fees

Planning Director Bender inquired if the Planning Board is willing to raise the Development Certificate fees to make them closer to the fees assigned to Septic Permits. He continued by saying the request stems from a recent budget meeting with the County Commissioners when they notice a decline in revenue.

Planning Director Bender also asked if the Planning Board would create a separate fee for the generation of an address.

The Planning Board discussed the appropriateness of increasing permit fees.

The Planning Board agreed to continue the discussion at their September meeting.

Agenda Item #7 – Planning Board Comments

None.

Agenda Item #8 – Staff Comments

a. County Attorney

County Attorney Smith provided the Planning Board with a summary of the proceedings from the recent County Attorney's Land Use Roundtable.

b. Planning Director

Planning Director Bender noted representatives from Rock Creek Cattle Company invited the Planning Board to tour the development.

The Planning Board acknowledged that two years lapsed since their last tour of Rock Creek Cattle Company and decided to accept an invitation from RCCC's representatives to schedule a visit in the next few months.

c. Other

None.

Agenda Item #9 – Public Comments

Earl Hoppe submitted an August 6th letter stating "the people of Eastside Road do not need commercial status anymore."