

Beaverhead County Planning Board Regular Meeting
Commissioners' Meeting Room - Courthouse
January 14, 2021 at 1:00 pm



At 1:00 p.m. the Regular Planning Board Meeting commenced.

Planning Board Members Present: Chairman Larry Volkening, Ken Scalzone, Rich Lawton, Kristen Bailey, Vana Taylor, Kelly Rowe, Barry Emge, Larry Yuhas

Planning Board Members Absent: Justin Stanchfield

Others Present: County Planner Rob Macioroski, GIS Coordinator Tracy Sawyer, County Sanitarian Tom Wagenknecht, Jessica Murray, Rochelle Van Worth, Jerry Grebenc

Opening: Chairman Larry Volkening opened the meeting at 1:00 pm.

Larry V stated that we would forgo the previous planning board minutes until after we hear from Jerry Grebenc with Great West Engineering (via Zoom). Jerry is under a time constraint due to other meetings he is scheduled to attend.

Growth Policy Discussion:

Jerry Grebenc reported that the County was successful with getting a (CDBG) Community Development Block Grant (planning Grant) from the Department of Commerce to help with the funding for an updated County Growth Policy. He suggested that the Planning Board should get an official contract with the Montana Department of Commerce. One of the things that Jerry has been doing on his end is double checking to make sure the Procurement has been handled appropriately. Once we have the contract with Department of Commerce the County Commissioners can do a task order with Great West Engineering. Similar to the task order that Rob had done with the Community Survey. They are trying to figure out how long things will take with the Department of Commerce since they have a new department head.

Jerry stated that despite Covid-19 the planning board has had a pretty good response in regards to the community survey. Jerry asked the question to the board "Once the County is under contract with Department of Commerce and it's been established that you can work with me; how does the Board want to move forward with this?"

Kelly stated that Larry has everyone pretty much on track and has narrowed things down for what our area wants to have. Once all the points are discussed we can then turn it over to Jerry and let him sort it all out. Kelly asked if it would save the County money to do a lot of the work ourselves or should we just turn it over to Jerry? Jerry stated that the more time the board puts into the planning process the less money the County will have to spend on the match for the grant. The Grant is for 30,000 and so the County will have to match that. Jerry only bills the



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BEAVERHEAD COUNTY Filed 2/12/2021 At 10:26 AM
Stacey Reynolds, Clerk and Recorder
By: *Kelsun Swartz*

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County for the time that he puts into the project. Kelly asked if we could use the Grant money we don't spend on this project towards other projects. Jerry suggested that we start the conversation with the Department of commerce to ask if left over funds could be used for other things like updating Subdivision regulations or whatever other projects we have in mind. Commerce has historically allowed jurisdictions to do that. Jerry suggests to start that conversation with Commerce sooner rather than later to clarify. Kelly asked if the County has to do a cash match or if the planning board time can be accepted instead. Jerry said that it has to be a cash match due to tracking issues and auditing purposes.

Larry asked if Jerry could send key elements of what the board should be discussing and focusing on. Jerry suggested that we look into Headwater Economics out of Bozeman for examples of demographic, Economic and Land Use Data. The economics profiling system that Headwaters Economics put together uses Census, Data, reports to basically do a lot of that work for you. At some point in the future we should get to where we can have graphics and weblinks for people to access for all the details. Data is important for telling you what's going on but really focus on the goals, objectives and the projects you want to see completed.

Jerry asked the board if they are interested in seeing the reports from Headwaters Economics for examples. He said he can run reports and share them with Rob to give us ideas. Rob Agreed that it would be valuable to have that information.

Public Comments & Questions:

Kelly asked about the new Marijuana laws and how they pertain to certain subdivisions that do not want Marijuana Businesses in their area. Jerry said that for new Subdivisions you will need covenants that make it very clear that its residential use and that those covenants are being enforced. With old subdivisions you will need to amend the covenants. Zoning is really the only effective way to manage such things, as Marijuana Businesses. Land use regulations would need to be put into place. If you are wanting to amend covenants its very important to have an attorney review it to make sure the language being used is approved with your legal counsel.

Zoom discussion with Jerry completed.

Action on Previous Minutes:

MOTION: Larry moved to approve the minutes from the December 10, 2020 Planning Board meeting as submitted. Kristen seconded the motion. A verbal vote was taken and the motion carried unanimously.



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Planning Board Member Reports:

Larry V asked for reports from members.

Ken stated that he doesn't have much to report other than it was really windy yesterday and there are overgrazed areas.

Kelly reported that a couple new buildings are going up by his shop. Pretty slow winter.

Barry reported that there hasn't been an issue with over grazing in his area and that they got a lot of snow. Ski hill is open, good powder, people are discovering the Grasshopper Inn. More students are enrolled into the school due to young families moving to the area with children.

Kristen reported that it's been pretty quiet, some building going on but not a lot. There are only 12 kids enrolled into the high school. Largest class is the first grade with 9 students, most of them are permanent to the area. Not a lot of school aged kids coming up but there is some room for new development in the area.

Larry Y reported that there is some development happening, mostly shops.

Rich reported that two Wisdom hotels supposedly sold, along with two houses, and a sight unseen house was sold. Not very much snow in the area, mostly just ice from the rain. Lost trail ski hill is pretty decent.

Vana reported they are busy, but the inventory is low. Lots of people interested in commercial buildings. Properties are priced very high and has increased 12% in 3 months. Homes that are listed in the \$200,000 - \$250,000 price range are selling quickly. It's going to be difficult to get inventory back to what it was.

Public Comments & Questions:

Discussion about rural area telecommunication, service, cell towers and providers and the impact it has on economic development.

Planner's Report:

Rob reported that the planning department mailed out 300 floodplain letters last week to those who may be affected by the mapping changes. The meeting will be held on Thursday, January 21, 2021 from 5:30pm-7:30pm at the College in the Lewis and Clark Room. A virtual meeting via Zoom will also be offered. There has been a pretty good response to the letters and Rob has been helping people with accessing maps. There is a website that shows the old floodplain vs.



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the new proposed floodplain that people can explore online. Some people will also need to purchase floodplain insurance.

Rob informed the Board members that there will be a (BBER) Bureau of Business and Economic Research Seminar that will take place online this year. Rob asked the board members to contact him if they want to attend the Seminar.

Public Comments & Questions:

Discussion about exploring economic development by implementing reports and data that will help support decisions about the new Growth Policy. Starting conversations about tax incentives like affordable housing. Larry V stated that he would like the board to continue to focus on and discuss the following:

- Vision/Expectations
- Introduction/Education
- Land Use/Rules
- Infrastructure/ Roads
- Sewer/Water/Boundary Lines
- Economy/ Growth Income

Rob stated that Vicki Hamilton will be attending the Planning Board meetings as a representative between The County and The City.

Election of Board Chairman, Co-Chairman:

MOTION: Kelly moved to elect Larry V as Chairman and Rich seconded the motion. A verbal vote was taken and the motion carried unanimously. Larry V moved to have Kelly as Co-Chairman and Kristen seconded the motion. A verbal vote was taken and the motion carried unanimously.

ADJOURN:

With no further business to discuss, Barry moved and Kristen seconded the motion to adjourn the meeting. The meeting adjourned at 2:33pm.



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Submitted:



Secretary

Approved By:



Chairman



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