

Beaverhead County Planning Board Regular Meeting
Multi-Purpose Room – County Courthouse
March 11, 2021 at 1:00 pm

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

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

Planning Board Members Absent: Barry Emge, Justin Stanchfield, Rich Lawson

Others Present: County Planner Rob Macioroski, GIS Coordinator Tracy Sawyer, Rich Long, Casey Elliot, Rochelle Van Worth

Present on Zoom: Jerry Grebenc

Opening: Chairman Larry Volkening opened the meeting at 1:05 pm.

Action on Previous Minutes:

MOTION: Ken moved to approve the minutes from the February 11, 2021 Planning Board meeting as submitted. Larry Y seconded the motion. A verbal vote was taken and the motion carried unanimously.



Planning Board Member Reports:

Kristen reported that a few businesses in the Lima area are for sell; Jan's Café and the Pete. Things are going well; the weather is nice.

Ken reported that a little bit of building is happening. Tim Anderson's new building has started excavation.

Larry Y didn't have anything to report besides a couple of new buildings being built.

Vana reported that real estate is keeping her extremely busy. Rental business is extremely busy, Commercial has picked up. There are 12 active homes for sale in Beaverhead County. People are purchasing the properties with full price offer or over the asking price. Homes are selling quickly, most people purchasing the homes are not from the area. The age of people purchasing the homes range from young families to people who are retired.

Kelly reported that he has been busy with lots of projects. His current projects range from house sites to various developments. The land off Hwy 91 next to the Golf Course is being developed. It's a 20-acre parcel, that land will probably become a subdivision.



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Stacey Reynolds, Clerk and Recorder
By: [Signature]

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Planner's Report:

Rob reported that he has been busy, usually things are a little slower this time of year. Four surveys were received last week, mostly boundary relocation. Still working on the new floodplain Maps. Waiting to hear from the engineers that are working on projects from Selway bridge to Schuler lane; he hopes to see some changes made to that area. Just issued a floodplain permit for the City of Dillon for a new watermain replacement. The permit was approximately a 14-15-page report. There is a lot of engineering going into that project.

Public Comments & Questions:

Larry V stated that Barry Emge is resigning from the Board; he may be moving out of the area soon. Group Discussion about missing Barry, and grateful for the time he spent on the Board. There will be a flyer posted at the Polaris post office in attempts to find a replacement Board member from the Polaris area.

Growth Policy & Subdivision Regulations Discussion:

Larry V passed out the following documents to the group: Current Growth Policy, Resource Use Plan Book, Montana Code, A SocioEconomic Profile Packet. Larry V stated that the Resource Use Plan Book and information from the Montana Code will need to be a part of the new Growth Policy. In the education portion of the new Growth Policy, Larry V would like to see an explanation of what Beaverhead County has to offer; add diagrams. Larry V would also like to see something about Economic Development, Services for emergencies, land use, maps, hazardous areas, land management, comprehensive recreational plan for the whole County. We currently do not have anything like that put in place. Larry V mentioned adding Impact Fees, like a permit to build. We would need to discuss the impact fees more into depth with Jerry Grebenc to ensure we do it correctly. Larry referenced the Impact fee research manual, Social Economic Profile manual done in 2005 and stated that we will need to update that information for the new growth policy. We will need to create a Breakdown of what is going on in the Dillon area in reference to all the new and future growth. Vana stated that with the new Census we should have updated information to go off of in order to update the data.

Larry V stated that it's important to show studies in order to support our new growth policy proposal. The City of Dillon did a housing study (he referenced a study from 2009) and suggested that we create something similar. Once we have some more concrete ideas we can have Jerry Grebenc help us iron it all out. Larry V stated that he went through the current



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Beaverhead County Growth Policy and added some key elements. Larry referenced the outline/framework document that he updates after each planning board meeting.

Ken stated that him and Rich worked together to come up with a Beaverhead County Growth Policy Vision Statement. Ken read the following statement to the group and asked the group to provide feedback:

“Beaverhead County seeks sustainable growth that protects our natural and historic resources while preserving our values, qualities, and culture. Values such as independence, freedom, and self-sufficiency; qualities such as working together to create shared communities; and a culture which balances our individual rights with our shared obligations to our cities, towns, communities, and neighbors. A vision that recognizes our reliance on, and our preservation of, our agriculture community; a vision which provides the best public service, promotes a thriving economy, and fosters a cohesive community to all who call it home”.

Ken stated that he researched what other States had as a Vision statement and noticed a common theme. The first sentence; “seek sustainable growth that protects our natural and historic resources while preserving values, qualities, and culture” was a key element in a majority of other vision statements throughout other communities in the United States. Ken provided everyone with a copy of the proposed vision statement that included vision goals and vision direction key points.

Vision Goals:

- A beautiful and healthy natural environment for future generations
- Thriving and diverse communities
- Equal and efficient public services
- Broad economic opportunities
- Well thought out growth and development
- Suitable and affordable housing
- Equal access to recreational opportunities
- Safe environments for our families and visitors
- Beautiful and productive rural areas that provide a high quality of life

Vision Direction:

- Monitor local and state trends and issues to ascertain appropriate policies, regulations, and procedures.



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- Utilize this information to positively influence the type, quality, and location of development to produce a livable community that is well balanced
- Educate and advise elected and appointed officials of this information to allow for informed and consistent decision making
- Strive to provide opportunities for all residents while balancing respect for our rural and agriculture heritage.

Larry V stated that what Ken and Rich provided is excellent. The group discussed the vision statement and all agreed that it should be adopted.

MOTION: Larry Y moved that the Vision statement that was read by Ken becomes Beaverhead County's Vision Statement for the new proposed Growth Policy as submitted. Kristen seconded the motion. A verbal vote was taken and the motion carried unanimously.

Public Comments & Questions via ZOOM:

Jerry G stated via Zoom that the approach we are taking makes complete sense. Putting together what we think is the first solid draft of the document that contains the information that we want for the new growth policy. Jerry stated that his main role in this process is to make sure that we are meeting statutory requirements. Larry V asked how we get the information to Jerry for review. Jerry suggested to use google drive, Jerry will send a link to Rob and we will be able to upload the documents onto google drive. Jerry asked that we provide a cover memo explaining each of the components. Jerry will put it into a rough draft for the board to discuss, edit and create.

Growth Policy & Subdivision Regulations Discussion Continued:

Kristen stated that we do not have any information about emergency services in the current growth policy. The current growth policy is written a lot differently than what direction the planning board would like to see with the new growth policy. Kristen asked the group if we should input more history about Beaverhead County into the new policy. Kelly asked Kristen and the group what type of history should be included. Kristen suggested adding information about how the County was first developed. Larry V suggested to the group that we also need to include historical importance in regards to what areas are known for things such as avalanches. Larry would like to see the history tie into the rest of the growth policy key elements. The group discussed how confusing the current growth policy is in regards to grazing and land use. Larry V stated that we would reference things like that under the Land Use portion of the new growth policy recognizing the agriculture areas and what's conducive to humans vs. animals. Larry V



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stated that we will also need to include an Introduction in the new growth policy to educate people and give them a better idea of what Beaverhead County is.

Larry informed the group that we need to continue the conversation about Economic growth. The group talked about how the current growth policy is geared more towards Dillon instead of all of Beaverhead County. Larry V stated that he is concerned for areas like the Wisdom area with lots of ranches; at some point will they sell and whoever buys the land can start to build hundreds of homes on the acreage if they decided to do so and so we will need to be prepared for things like that. Per Kelly, all it takes is one person from out of State or out of the area to decide that they are going to buy a large piece of land and start developing homes onto the land with hundreds of houses. Kelly stated that we do not currently have any restrictions or policies put into place for guiding that process if that scenario ever happens.

Larry V stated that he would like the group to address low income housing. We all need to have a better understanding or definition of what low income housing is and what that would look like in our new growth plan. Per Kelly, in order for our local businesses to hire the employees they need for their business, then there needs to be more affordable housing in the area. The group agreed that this needs to be addressed in the new growth policy. Ken suggested having a survey of some sort to get a better idea of what people in our community need in regards to types of housing. Would our community benefit from low income housing, duplex, or town homes? Some type of housing that is low maintenance, therefore, more affordable.

Ken asked the group about the solar development off of the ten-mile road. Tracy stated that there will be 80 megawatts in two separate fields on private land. Per Larry, we should add renewable resources to the growth policy. Ken suggested that there should be a National Lab facility in Montana for renewable energy like some of the other States.

Per Rob, the next Planning Board meeting will be held on April 8th, 2021 in the Commissioners room.

ADJOURN:

With no further business to discuss, Kelly moved, and Ken seconded the motion to adjourn the meeting. The meeting adjourned at 2:28pm



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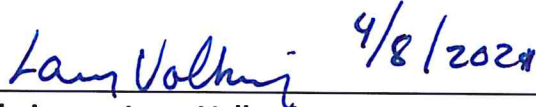
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Submitted:



Secretary, Rochelle Van Worth

Approved By:



Chairman, Larry Volkening



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