

Beaverhead County Planning Board Regular Meeting
Commissioners' Room, County Courthouse
January 13, 2022 at 1:00 pm



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

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

Planning Board Members Absent: Justin Stanchfield

Others Present: County Planner Rob Macioroski, GIS Coordinator Tracy Sawyer, Dillon City Mayor John McGinley, County Sanitarian Tom Wagenknecht

Opening: Chairman Larry Volkening opened the meeting at 1:03pm

Action on Previous Minutes:

MOTION: Ken moved to approve the minutes from the November 10, 2021 Planning Board Meeting as submitted. Kristen seconded the motion. A verbal vote was taken and the motion carried unanimously.

Planning Board Member Reports:

Rich reported that they got some snow in his area, 22 degrees below the other day. Cell Tower is up, located south of Wisdom about half a mile off the highway. Carrier for that tower is going to be T- Mobile.

Ken didn't have anything to report.

Justin reported that the Ski hill is open, but there isn't much snow. There is some new development in the area.

Kristen reported that the Dell Cell Tower went up this week.

Larry reported that some people are building, but mostly garages.

Kelly reported that they are just finishing up a house by the Golf Course, the State already showed up to appraise the home. There are some houses being built within City limits.

Vana reported that things are busy, there isn't any inventory. Vana read her report to the group; there are 17 active, 13 are under contract with an average price of \$399,000. Commercial property: 17 active, 11 sold, average price of \$351,000. Multi-family: 1 active, 10 sold. Farm and Ranch: 7 active, 3 sold, 3 are under contract. Land: 24 active with an average price of 850,000. There are 2 manufactured homes that sold with an average price of \$200,000.

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Larry V. reported that the Great American bicycle trail is coming through cross Country. A group called Lewis and Clark want to put in a river trail system from Whitehall to Dillon. He will be meeting with that group soon to discuss if that's possible. Larry stated that there is some new development happening around his house.

Public Comments & Questions:

Kelly asked Vana if there is a certain type of land that people are more interested in purchasing? Per Vana, people are wanting lots in town, smaller acreage (half acre- 2 acre) due to the price of land, housing and maintenance.

Larry V. asked Rob about road fees for subdivisions, are the HOA's responsible for gathering those fees? Per Rob, Yes. Larry wants to address this in the Growth Policy.

Larry V. asked Tracy to talk about the Commissioner District. Tracy stated that he received the 2020 census and was looking at the Commissioner District population. Commissioner McGinley gained 160, Commissioner Jackson gained 50 and Commissioner Rice lost 50. The total increase for Beaverhead County is approximately 250 people, which seems like very little. Per Vana, a lot of the properties being bought are second homes for people from out of Town/State.

Vana has been meeting with the Senior Citizens Center about improving their facility. There are approximately 2,000 Senior Citizens in Beaverhead County (65 and older). Larry V. stated that we will have to address the Senior Citizens in the new Growth Policy.

Planner's Report:

Rob thanked everyone for re-upping their term for the Planning Board. Rob is still working for Madison County Planning Department. Things have slowed down though since they have hired an assistant. Larry V. and Rob will meet with the Commissioners on January 24th to address some questions about the Growth Policy. Rob encouraged the Planning Board members to attend the meeting. Rob informed the group that there have been some issues/concerns with family transfers. People are not going through DEQ, and are wanting to build right away without taking the proper steps first. The Survey Review Committee is looking to change the Family Transfer Process in order to avoid future issues. Kelly stated that the face of the plat should show which pieces of property need DEQ review before development so that the buyer is aware.

Rob informed the group about the BBER (Bureau of Business and Economic Research) conference will be held on February 3rd in Butte. Rob encouraged the group to notify him via



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email by next Friday, January 21st in order to confirm attendance. Rob stated that the new Land Use Statutes are available, MACO is not printing them anymore so we have to print our own copies. If a hard copy is needed, let Rob know so we can get one printed.

Rob provided the 2021 Planners Report to the group. A copy of this report can be found in the Planning Department.

Public Comments & Questions:

Election of Board Chairman, Co-Chairman:

MOTION: Ken moved to elect Larry V. as Chairman and Vana seconded the motion. A verbal vote was taken and the motion carried unanimously. Ken moved to nominate Kristen as Co-Chairman and Justin Yoder seconded the motion. A verbal vote was taken and the motion carried unanimously.

Growth Policy Discussion:

Rob would like to schedule a meeting with the Growth Policy Sub-committee in order to put together a future land use map. Kelly asked how to present Growth Policy corrections. Per Rob, you can email them to me or Rochelle so we can insert the corrections into the working draft. Rob stated that we really need to address building permits. Larry V. stated that we need to start separating the Growth Policy from the regulations. We need to relate the two without things getting out of control, we just need a broad view. Kelly asked Rob if there will be enough funding with the grant to address regulations? Per Rob, yes, it shouldn't be a problem. However, we will need to file an extension request.

Rob stated that on Page 54 of the growth policy working draft there is a section about Zoning Regulations. Rob encouraged the group to discuss the type of zoning that the County might consider in the future. The group discussed zoning the County as agriculture. Vana stated that this is something that we should definitely discuss with the Commissioners at the meeting on the 24th. Rob and Tracy both stated that they think the Commissioners are receptive to having zoning, since it's extremely needed. Vana stated that City and County are land locked and there is no future development. Kelly stated that he is not in agreement with zoning, he thinks it's a gate way. Vana stated that there needs to be a definition of what zoning means and what it would look like. Justin Y. asked who would enforce the zoning and building permits? Would there need to be someone hired to do that? Per Tom, it would be a little bit of an extension of



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what we are already doing. We just need a formal process in order to keep track of what's happening.

Justin Y. asked if there would be a penalty for those that didn't follow the zoning or permitting process. Per Tom, yes, there would have to be some type of penalty for not following the proper steps. Kristen asked how zoning Ag would make this work? Per Kelly, you have to zone in order to implement building permits, etc. Kelly asked if there is going to be a way to educate the community about what all this means? Tom stated that his Department is working on getting things ironed out on the website etc. The goal is to make the information more available to the community. Justin Y. agreed with Kelly that zoning could be a gateway to more regulations etc. Ken stated that he thinks by zoning we can put some basic control into place to avoid conflicts and issues. Tracy stated that our community is growing whether we like it or not; there needs to be a system set into place in order to be more prepared. Larry V. stated that aside from Septic, Wells, livestock, lighting, marijuana businesses, what else should we be thinking about with zoning and permits? Larry V. encouraged the group to start thinking about those types of things.

Tom expressed the importance of being able to enforce the growth policy, regulations, etc. Larry V. stated that we need to add enforcement to the top of our list. Justin Y. asked if the County has funds to be able to hire someone for enforcement. Kelly agreed that there should be a designated person. Vana stated that there should be a time period implemented once an application is submitted. Tom stated that he has 10 working days to respond to someone's septic permit once they have submitted it. Rob stated that he also has to follow a timeline for subdivisions. Even though there are timelines, there can be time extensions for further review if problems arise. Larry V. stated that he attended a meeting where the County attorney was talking about funds being lost. Larry V. asked Rob to further elaborate on how that ties into growth. Rob stated that one of those lost fees are garbage fees. Tom stated that the County is losing approximately \$30,000 a year in lost revenues. Some of that is due to not having taxes on properties, they are not being assessed. Rich stated that people from other counties (Bitterroot) use the Wisdom canisters and then our county is having to pay for it. Tom stated that we do have cameras now at those canister sites to hopefully monitor some of that from happening. Kelly expressed his concerns about conservation easements surrounding our City and County and hindering our growth.

Public Comments & Questions of Non-Agenda Items: Larry V. encouraged the Planning Board members to attend the Commissioners meeting on January 24th at 2:30pm to discuss the growth policy and regulations.



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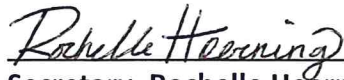
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ADJOURN:

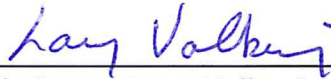
With no further business to discuss, Ken moved, and Rich seconded the motion to adjourn the meeting. The meeting adjourned at 2:50pm.

Submitted:

Approved By:



Secretary, Rochelle Hoerning



Chairman, Larry Volkening



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