

Beaverhead County Planning Board Regular Meeting
Commissioners' Room, County Courthouse
November 10, 2021 at 1:00 pm

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

Planning Board Members Present: Larry Volkening, Kristen Bailey, Justin Yoder, Justin Stanchfield, Rich Lawson, Ken Scalzone, Vana Taylor

Planning Board Members Absent: Kelly Rowe, Larry Yuhas, Vicki Brastrup

Others Present: County Planner Rob Macioroski, County GIS Coordinator Tracy Sawyer, Commissioner Mike McGinley, County Sanitarian Tom Wagenknecht, Rochelle Hoerning, Casey Elliot

Opening: Chairman Larry Volkening opened the meeting at 1:01pm

Action on Previous Minutes:

MOTION: Ken moved to approve the minutes from the October 14, 2021 Planning Board Meeting as submitted. Justin S. seconded the motion. A verbal vote was taken and the motion carried unanimously.

Planning Board Member Reports:

Rich reported that a building is being developed in Jackson. Other than that, things have been pretty quiet.

Ken reported that there is some roof work happening in his neighborhood. Ken lives in a subdivision off Laknar Lane, they are experiencing some water issues and are in the process of fixing the issue.

Justin S. reported that nothing is happening in his area, besides some hunters passing through.

Kristen reported that there are lots of hunters in her area. They also received some snow. There has been some progress with the cell phone tower in Dell.

Justin Y. reported that things are quiet and slow. One lot just sold in his area, the lodge is still for sale.

Larry V. reported that there is a training next week that the Board members should all consider attending. Superior wants to put in a bike trail, working with them to get that going. E bikes are really popular right now.

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Stacey Reynolds, Clerk and Recorder
By: 



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Vana reported that things have slowed down a little bit. Currently in residential property there are 23 active with an average price of \$952,822, 4 are under contingency, 80 have sold, 13 under contract. For Commercial property there is 17 active with an average price of \$377,235, 4 sold, 3 are under contract. For Farm and Ranch there are 12 active, 2 sold and 2 under contract. For Land there are 27 active, 2 are under contingency, 32 have sold, and 6 are under contract. For Multi-Family there are currently 4 active, 7 have sold, and 1 is under contract. There isn't any buildable lots in town, besides the ones behind Safeway but those are really small lots.

Planner's Report:

Rob reported that he has a lot of projects going on. He is currently the temporary planner for Madison County, they have been keeping him busy. The group discussed a few of the projects that are currently happening in Madison County. There are a few floodplain permits that he has been working on in Beaverhead County. The piece of property between Clarks Lookout and Pioneer Lookout has sold. Rob has not been approached or contacted by the new property owners about what they plan to do with the property. Rob has some concerns about that piece of property, if a subdivision is developed they will need to have proper access.

Public Comments & Questions:

Vana asked the group about the water in that area, the piece of land behind Clarks Lookout that just sold. Tom stated that he has concerns about the water in that area and the water rights. Vana asked if they could do a boundary adjustment into another subdivision. Per Rob, yes, they could do a boundary adjustment before they go to subdivision. Vana received a letter from the new property owner stating that they plan to subdivide the property and asked if the adjoining property owners want to do a boundary adjustment beforehand.

The group discussed marijuana laws in Beaverhead County. Rob read out loud a document he received from MACO Attorney Tara Depuy about Marijuana and Local Government. A copy of this document can be provided by the County Planning Department, County Courthouse.

Discussion and Action on Circle 3 Ranch Conservation Easement:

Tracy printed off a large map and hung the map for the group to see. Rob stated that this conservation does raise some concerns due to its location. This conservation easement is close to town, the property that would be developable can no longer happen so that affects growth/future development in our community. Some of the conservation is in the floodplain. Rob read Montana law 76-6-206 to the group. Rob reminded the planning board that they can

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only discuss their concerns and make comments, they cannot prevent the easement from happening. The group discussed easement perpetuity. Rob read an email from Kelly Rowe in regard to gravel pits. Per Tracy, there is a privately-owned gravel pit south of that area. Discussion amongst the group about why people would want an easement on their property. Justin S. stated that a lot of conservation easements are to preserve wildlife, farm and agricultural land. Commissioner Mike McGinley brought up zoning, if Beaverhead County was zoned all agriculture would that take away the value of conversation easement? Per Larry, some conservation easements are allowed in zoned property. Rob stated that he would write a report for this easement addressing the Boards comments and concerns with the proximity to the City.

Public Comments & Questions:

Discussion on County Growth Policy:

Rob stated that we have been working on pages 29-45 of the growth policy draft and have received a few responses from other agencies within our community. Rob addressed having a future land use map for development, it will be required for the Growth Policy. Once we have more of the policy done we can have Jerry Grebenc review it and then we can go from there. Rob stated that we need to schedule a sub-committee meeting. The group decided that the meeting should be scheduled for Monday, November 22, 2021. Rob has been talking with Jerry Grebenc about filing for an extension request. Rob stated that we will also need to start updating things like fire protection regulations, etc.

Public Comments & Questions of Non-Agenda Items:

Ken asked if there is an update on the Dancing Winds Subdivision. Per Rob, yes, Mr. Long has been making a lot of progress and continues to work with the surrounding subdivisions. Larry V. stated that the new flag pole in the cemetery will be going up later today, 40 feet tall. Rob asked the group if they would like to cancel the Planning board Meeting for next month, due to the holidays. The group decided that there shouldn't be a meeting in December, the regular planning board meetings will resume in January 2022.

Justin S. asked about the solar farm that is being developed. Per Rob, it is located near the landfill. Justin S. stated that we should address solar farms and things like that in the new growth policy; the group agreed. Rob stated that there is another solar farm that is in the process of being developed out by Grant. Per Tracy, it will be a battery backed solar farm and they are in the process of getting the permits before they start development.

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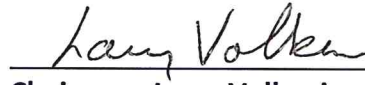
ADJOURN:

With no further business to discuss, Ken moved, and Kristen seconded the motion to adjourn the meeting. The meeting adjourned at 2:30pm.

Submitted:


Secretary, Rochelle Hoerning

Approved By:


Chairman, Larry Volkening


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