

**REGULAR MEETING MINUTES
BEAVERHEAD COUNTY PLANNING BOARD
MULTI-PURPOSE ROOM BEAVERHEAD - COUNTY COURTHOUSE
WEDNESDAY, JUNE 8, 2006 - 1:00 P.M.**

Planning Board Members Present: Chairman Eldon Ayers, John Parks, Barry Emge, Liz Jones, Harold Peterson, Don Darling, George Clemow and Dick Gosman

Planning Board Members Absent: Margaretta Knopik

Others Present: County Planner Rick Hartz, County Commissioners Tom Rice and Mike McGinley, Fire District #2 Administrator Rick Later, Robert Anderson Beaverhead County's representative to the City Planning Board, Gabe Preston from R.P.I. Consulting and Jennifer Boyer from the Sonoran Institute and Secretary Lee Diedrich. (See Attached sign-in sheet)

Opening:

Chairman Eldon Ayers opened the meeting at 1:00 p.m.

Minutes:

The minutes of the May 10, 2006 meeting were approved as submitted.

Board Member Reports:

Harold Peterson asked what the board thought about placing setbacks on the Beaverhead River. He suggested that the Board ask the Beaverhead Watershed Committee to take on this project and that this project could be expanded to include the Red Rock River. It was decided that Rick will contact the Beaverhead Watershed Committee about getting on their agenda to discuss setbacks on the Beaverhead and Red Rock Rivers, and to see if they would come to one of our meetings to talk about the projects they are working on concerning the Beaverhead.

Fiscal Impact Analysis:

Gabe Preston of R.P.I. Consulting presented a power point presentation of the Fiscal Impact Analysis of Growth Scenarios his firm is preparing for Beaverhead County. Mr. Preston and Jennifer Boyer proposed to partner with Beaverhead County to do further studies and analysis for Beaverhead County. The cost of this proposal is \$20,975. The Sonoran Institutes share would be \$15,975 and Beaverhead County's share would be \$5,000. After discussion the following motion was made:

MOTION: Don Darling moved to recommend to the Commissioners the funding of the proposal by Gabe Preston, R.P.I. Consulting for a Fiscal Impact Analysis for Beaverhead County in the amount of \$5,000. John Parks seconded; the motion passed with all in favor.

(A copy of the Scope of Work, Budget, and Timeframe for this Growth study is attached.)

Blacktail Ranch Subdivision:

Planner Rick Hartz reviewed a letter he received from Developer Ron Towery requesting an amendment to the Preliminary Plat of the Blacktail Ranch Major Subdivision. Mr. Towery requested that Lot 1 of the original proposal be eliminated, which will make this a 5 lot subdivision instead of a 6 lot subdivision. The board discussed that losing a lot would have fewer impacts than the original 6 lots and the following motion was made:

MOTION: Don Darling moved to recommend to the County Commission that the request from Mr. Towery to remove Lot 1 from the preliminary plat approval of the Blacktail Major Subdivision proposal be accepted. John Parks seconded; the motion passed unanimously.

(A copy of Mr. Towery's letter of request is attached.)

Grasshopper Fire Plan and Land Management:

Patty Lovaas and Associates. L.L. C. joined the meeting and presented the Beaverhead County Public Lands Management Trust. Patty asked that the Planning Board approve the Beaverhead County Public Lands Management Trust and abolish the boards Resource Planning Committee and subcommittees. The Board discussed this proposal and decided that the Beaverhead County Resource Use Plan was developed and that the Resource Use Committee and subcommittee's that are in place through the County Planning Board are sufficient and working well. The following motion was made:

MOTION: Don Darling moved to recommend to the County Commission that they not support the Beaverhead County Public Lands Management Trust. George Clemow seconded; the motion passed with 6 members in favor and 1 abstention.

(A copy of a letter of request from Patty Lovaas is attached)

Planner's Report:

Rick Hartz, Beaverhead County reported that:

1. He will be out of town on July 13th and made a request to the Board to change the July 13th meeting date to July 20th. All were in favor and the Date of the next meeting will be on July 20, 2006 at 1:00 p.m.
2. On April 23rd he attended the City of Dillon's Planning Board Meeting and presented the Sonoran Institutes presentation on "Business as Usual" future growth..
3. The City of Dillon would like to extend the city zoning to one-mile outside the city limits.
4. He along with the County Attorney Marv McCann attended a workshop in Deer Lodge on April 30th given by Myra Shultz on the new subdivision requirements and how to incorporate the changes into our subdivision regulations.
5. He will be attending the Lima Town Council meeting on May 12th to discuss an Inter-local Agreement concerning subdivision and planning issues in the Town of Lima. (a copy of the proposed Inter-local Agreement is attached.)

Rick handed out a letter and Montana's Growth Policy Resource Book from the Montana Department of Commerce Community Development Division to each board member explaining that is intended to assist local officials, staff and citizens involved with county and municipal planning in Montana.

Other Business:

Commissioner McGinley was asked to report of the Small Federal Beef Packing Plant Grant that is in the works for Beaverhead County.

Adjourned:

With no further business to come before the Board, the Board adjourned at 3:05 p.m.

For further details of discussions, please refer to the digital recording of this meeting.

Submitted,

Approved by,

Secretary

Chairman

Date Approved _____