

# Planning & Development Board

July 16<sup>th</sup>, 2015

Park County, Montana

**Attendance:** Planning Board Members Peter Fox, Mike Dailey, Frank Schroeder, Rich Baerg, Bill Berg and Dave Haug. Also present Mike Inman, Planning Director; Parks Frady, Public Works Director; Marty Malone, Commissioner; Clint Tinsley, Commissioner; Dann Babcox, Fire Chief; Greg Coleman, OEM; Clay Herbst, Under Sheriff

**Call to Order:** 2:10 p.m., Peter Fox called the meeting to order.

**Public Comment on Agenda Items not Scheduled for a Public Hearing:** Michelle Uberuaga, Executive Director PCEC introduced herself to the Board and spoke on what the PCEC has been doing in the community, the proposed mineral exploration on Emigrant Peak and offered to answer any questions the Board may have.

**Approval of Minutes:** The board reviewed minutes of the June 18<sup>th</sup>, 2015 meeting *Frank Schroeder moved to approve the minutes, Dave Haug seconded the motion. Motion passed.*

**Conflict of Interest:** None

## **Discussion/Decision on Developing a Transportation Plan in the Five Acre-Tracts:**

The Board became aware of access and public safety issues when they reviewed Lahren First Minor which is located in the area. The Board decided it would be in everyone's best interest to discuss a comprehensive transportation plan with emergency responders, public works and Commissioners. Mike Inman provided background information on the development of the area. Peter Fox said the Board would like to be of service to the Commissioners to help facilitate a public process that would help to address this issue. Parks Frady said one issue that continues to come up is the bridge over Miller Drive that washed out in 2011. Given the right-of-way the County has it was not able to replace the bridge with one that would meet current bridge standards. The current limited right-of-way creates some significant issues. Dann Babcox said his firetrucks are 12 feet wide with the mirrors and he would like to see 24 feet of roadway surface as required in the subdivision regulations. This would allow two fire trucks to be able to pass each other. Greg Coleman said there were two disaster situations he was concerned with in the area, severe winter storms and wildfires. He said the roadways are not adequate to be able to plow and store snow. He would like to see at a minimum a snow route because if there was an extended period of heavy snow getting access may require search & rescue if emergency vehicles can't get in. In case of a wildfire he said we would be dealing with people trying to evacuate at the same time emergency responders are attempting to get in. Again the size of the roadways are inadequate for this scenario. Clay Herbst said the

Sherriff's Department is concerned with the same things Greg just brought up, the ability to evacuate in an emergency situation.

Commissioner Tinsley thought dealing with the access issues would be doable. He said it wouldn't be feasible to work on the access issues in the entire Five Acre Tracts but that work could be done on certain routes. He said he felt it would be a good idea if the subject is discussed in a Commission meeting with all three Commissioners present where they could pass a motion to request the Planning & Development Board to look into the issue on behalf of the Commission.

**Discussion of Paradise Valley Corridor Study Relating to Visual, Cultural and Scenic Value:** Peter Fox said the Planning & Development Board having reviewed Paradise Valley Corridor Study would like to have a discussion with the Commissioners regarding citizen feedback regarding signage and preserving the visual, natural and scenic beauty of the corridor. Mike Inman said there use to be the City/County Zoning District which covered all the way to East River Road and included sign regulations. Since that zoning was dissolved signs have gone up that would not have complied with the regulations. Peter Fox said considering the uniqueness of the Paradise Valley corridor and the upcoming improvements now would be a good time to look at the issue. He also asked if it would be possible to have a County ordinance that would address signs, not to ban them outright but to have some standards in place. Frank Schroeder said no one wants to deny people living along Hwy 89 signage but to have constancy. Peter said the Board felt it was worthwhile to study the issue, engage the public, get information and give a recommendation to the Commission. Clint Tinsley told the Board he thought that would be great but for the Planning & Development Board to understand the Commission may not agree with their recommendations.

**City of Livingston Planning Board Update:** Peter Fox said that Livingston City Planning Board has developed a new annexation policy which is posted on the Planning Department section of the City website. He said the new annexation petition process asks for more information from applicants at the beginning and requires that the applicants and or landowners be present during the presentation to the City Commission.

**Discussion of Proposed Mining on Emigrant Peak:** Michelle Uberuaga said comment period ended on July 15<sup>th</sup> and then there is a 60 day period to review the comments and decide what the next step is. The Forest Service then has three options, grant a categorical exclusion, which would allow the project to move forward, do an environmental analysis which would help decide if there should be a full environmental impact statement. The Board discussed the possibility of inviting Lucky Minerals to a Planning & Development Board meeting to discuss their mining proposal.

**Discussion of August:** Discussion on process and the meeting will be in Livingston.

**Public Comment:** None.

**Adjournment:** 4:13pm

Peter D. Fox  
Chairman