

# Planning & Development Board Minutes

June 17, 2011

Park County, Montana

**Attendance:** Planning Board Members Bill Berg, Peter Fox, David Haug, Traci Isaly, Frank Schroeder and Lewis Wilks. Community Development Staff Philip Fletcher and Mike Inman; Shannan Piccolo, civil deputy county attorney; and John Mueller, minutes clerk.

**I. Call to Order:** @1:31 p.m., Vice-Chairman Bill Berg called a meeting to order in the Community Room of the City/County Complex.

**II. Public Comment on Agenda Items not Scheduled for a Public Hearing:** None

**III. Approval of Minutes:** The board considered approval of minutes for the May 19, 2011, planning board meeting. *Lewis Wilks moved to approve the minutes. Peter Fox seconded the motion. Motion passed.*

**IV. Conflict of Interest:** None reported

## **V. New Business**

### **Review and Consider Burton First Minor Subdivision Preliminary Plat Application**

Subdivision Administrator Mike Inman said Applicant Margaret Stekert requested to have the application in question put on hold to address an issue with legal and physical access to the property with Road Supervisor Ed Hillman. Inman explained the Planning and Development Board's options regarding the applicant request and the process by which the application can become active in the future and associated review timelines.

Lewis Wilks asked the applicant to attend the next site visit after being absent from the first visit. Wilks said absence defeats the purpose of a site visit where questions can be asked and answered by anyone with interest in the proposed development.

*Lewis Wilks moved to approve the applicant request to place the subdivision application on hold per Montana Code 76-3-609. Frank Schroeder seconded the motion. Motion passed unanimously.*

Citizen JoAnn Winters said she is not an adjacent property owner but would like to be notified of what is going on with the project.

**Presentation of New Floodplain Regulations:** Inman said the county floodplain regulations were last updated in 1991, and the county must administer the program per the administrative rules of Montana at a minimum in order to participate in the FEMA flood insurance program. He explained changes to the regulations, which included

developing a floodplain permit application and an explanation of data to be included in that application, as well as increasing GIS information with GIS floodplain maps. Inman said the GIS data will allow for overlay of spatial analysis, lending itself to better floodplain management for both applicants and the county. Inman said application review procedures were changed to require baseline data from applicants and a 10-day sufficiency and element review as part of the 60-day review deadline period. Inman said the county hopes to improve communication with permitting agencies to avoid being on the backend of applications. He said the county also encourages joint site visits with such agencies to better the process, which has already happened with site visits with the conservation district and FWP.

Inman said Montana DNRC will not be providing the county with photos of upcoming flooding issues. There was discussion about talking to the sheriff's office and SAR for such data. Inman said he would like to have satellite imagery of the Yellowstone River at peak flood stage.

The board reviewed a meetings schedule to gather public comment on the draft floodplain regulations. Meetings were schedule for June 23 in Emigrant; June 30 in Livingston; July 14 in Clyde Park and July 21 as the next planning board meeting. Inman said the board will review the public comment and make a recommendation of approval to the Commission at the July 21 meeting.

Inman said the draft regulations are on the county website and will be in every major community building in the county.

Natural Gas/Renewable Natural Resources Update: Peter Fox said the Park County Natural Gas Committee meets once a month to discuss what is going on with oil and natural gas extraction in Park County, and he serves as the liaison to the committee and Planning Board. He said the committee is pursuing grants through the EPA, state and private funders to establish water and air quality benchmarks in the Shields Valley. Fox said it likely will be five years for natural gas extraction to become reality in Park County, as a pipeline still needs to be built and may experience some geologic formation hang-ups. He said the committee is also interested in doing an economic development study of what may happen in Park County if extraction comes to be. He said a survey would help get a handle on infrastructure costs and needs of full blown operations, such as effects on emergency services, police, schools, roads, restaurants and traffic.

Fox said he thinks the committee is on an even keel and has good, thoughtful discussions. He said the committee met on June 16 and acknowledged appreciation for the Park County Commissioners who gave comment about the proposed rules. Fox said he would like to have a liaison between Devon, Chesapeake and Bill Barrett Companies to keep a communication line with the major lease companies in the Shields Valley. He said he will talk to the Oil and Gas Board in Helena and another board in Billings in the coming weeks.

Wilks asked if a mechanism can be tied to the leasing process to make explorers pay for infrastructure costs of exploration and extraction. He said the Richland County courthouse has photocopy machines in hallways and people waiting in line to process lease and other oil data, and the county is absorbing much of that cost. He said Roosevelt County spent \$250,000 to digitize lease deeds for oil and gas extraction.

Economic Development Update: Fletcher said the Gallatin-Park County Economic Development District will be reformed and he will meet with Gallatin County on June 21 to discuss district bylaws, board makeup and scope. He said a development strategy for the two counties will be drafted after that time. Fletcher said Park County's share of the grant will be \$25,000 and the bylaws he wrote include about seven members from Park County.

Fletcher said the county's economic development subcommittee might broaden its membership into the community.

Discuss July Agenda Items: Inman said the board will review floodplain regulations, review the Burton Minor Subdivision unless the applicants are not ready, and hear committee reports.

Public Comment: Berg said he and Inman attended a Planning for Wildlife and People workshop in Helena with Karen Loveless and Scott Opitz of Montana FWP. Berg said FWP has a Crucial Areas Planning System on its website that enables overlay of important wildlife habitat areas in the state.

**X. Adjournment:** @2:57 p.m., the meeting adjourned.

Dale Reinhart  
Chairman