

CASCADE COUNTY PLANNING BOARD

January 15, 2019

9:00 am

Court House Annex

325 2nd Ave North

Board Members: Mark Carlson, Richard Liebert, Elliott Merja, Rob Skawinski, Ken Thornton, Dan Johnstone, Dexter Busby

Notice: Pursuant to MCA 2-3-212(1), the official record of the minutes of the meeting is in audio form, located at cascadecountymt.gov and the Clerk and Records Office. This is a written record of this meeting to reflect all the proceedings of the Board. MCA 7-4-2611 (2) (b). Timestamps are indicated in red, within each agenda item below, and will direct you to the precise location should you wish to review the audio segment.

These minutes are paraphrased to reflect the proceedings of the Cascade County Planning Board and are considered a draft until formally approved by the Planning Board.

Staff Present: Sandor Hopkins, Charity Yonkers, and Destiny Gough

Attendees: Rick Higgins, Jean Rowell, Jason Crawford, and Ian Payton

1. Call to order: Chairman Elliott Merja called the meeting to order at 9:04 AM

2. Roll call:

Board Members Present: Mark Carlson, Richard Liebert, Elliott Merja, Ken Thornton, Dexter Busby

Board Members Absent: Dan Johnstone, Rob Skawinski

3. Approval of Minutes: December 4, 2018

Elliott Merja asked did everyone read the minutes, any comments?

All in Favor, Motion passes 5-0

4. New Business:

A. River Bend Estates Major Subdivision Preliminary Plat

1. Staff Report: Sandor Hopkins

Motions:

"I move to recommend the Cascade County Planning Board approve the 2019 River Bend Estates Major Subdivision material change to a preliminary plat."

Board Discussion:

Elliott Merja (0:05:25) Asks if anyone has any questions regarding the staff report.

Richard Liebert (0:05:27) Asks if Sandor Hopkins could show a comparison from the old layout to the new layout from the staff packet.

Sandor Hopkins (0:05:38) He said the road has moved about 150 ft from the property line, which will eliminate the old approach.

Elliot Merja (0:07:03) Recommends for the future that the planning staff add an overlay for the location or the location be highlighted and circled on the maps, to make identifying the locations easier.

Dexter Busby (0:07:46) Asks if any of the land owners are involved?

Sandor Hopkins (0:07:56) Said yes.

Elliot Merja (0:07:57) Asks if there are any further questions and if the developer would like to speak.

Jason Crawford From Triple Tree Engineering (0:08:21) Is appointed to represent the developer. He states the general purpose of this motion is to eliminate the current two approaches that are a 150 ft. apart. It would also eliminate the narrow strip of property that is in-between the two easements. He also mentions that he conversed with Rick Schutz the morning of January 15, 2019. He states that Rick is open to providing a letter of approval for the adjustment.

Elliot Merja opens the public hearing at 9:10 AM

Proponents: none

Opponents: none

Elliot Merja closes the public hearing at 9:11 AM

Mark Carlson motions

“I move to recommend to the Cascade County Commission after consideration of the Staff Report the material change impacting roadway and approach location to the River Bend Estate Preliminary Plat Approval to be **approved.**”

Richard Liebert Seconds the motion

All in Favor, Motion passes 5-0

B. Planning Division Annual Report 2018

1. Staff Report: Sandor Hopkins

Board Discussion:

Sandor Hopkins (0:13:12) Asks if there are any questions for the staff.

Richard Liebert (0:13:14) Asks if the Planning staff is now fully staffed.

Sandor Hopkins (0:13:15) Responds by stating that the Planning Division Administrator position is still open.

Elliot Merja (0:13:44) Asks if the planning division is going to start looking at the floodplain rules.

Sandor Hopkins (0:13:56) Said yes.

Elliot Merja (0:13:44) States that revisions are needed in the floodplain rules as problems arise surrounding

time delays. There are prolong periods between when an item takes effect and when a project is completed. People are discovering that they unknowingly need certain permits when it becomes too late. He suggests looking towards other jurisdictions polices and rules for their floodplains for future revisions. He also recommends Cascade County to become more set on their floodplain rules. Overall, he states that revisions of the floodplain rules can help make it more economical and feasible for those who are living alongside the floodplains.

Sandor Hopkins (0:16:10) Says that the Planning Division is working on redrafting the Zoning Regulations. The Planning Division is planning to propose having a public hearing with the Planning Board in February. Then in March, the Planning Division is planning to have subsequent public hearing for recommendations on the redrafted Zoning Regulations. Once the draft is complete copies will be sent out and the updated Regulations will be posted online. He states that the Planning Division will be looking at the Subdivision Regulations separately from the Zoning Regulations. The Subdivision Regulations are currently a lower priority in comparison to the Zoning Regulations and Floodplain Rules, which are the current top two priorities.

5. Old Business: none

6. Board Matters:

Richard Liebert (0:18:41) States that everyone who attends the board meetings or is part of the board should have received a letter from the Commissioners about the board training on February 5, 2019 at 5:30 PM – 8:30 PM in the Family Living Center at the ExpoPark.

7. Public Comments Regarding Matters within the Board’s jurisdiction: none

8. Adjournment: 9:22 AM

Dexter Busby motions to adjourn

All in Favor, Motion passes 5-0