

Planning & Development Board
Community Room City/County Complex
Livingston, MT
4:00pm, January 24, 2019

Attendance: Planning Board Members Peter Fox, John Heidke, Mike Dailey, Frank Schroeder, Dave Haug, Frank O'Connor, Rich Baerg; Planning Staff Mike Inman, Lawson Moorman; Public Johnathan Hettinger, Wendy Riley.

Call to Order and Introductions: 4:00pm, Peter Fox called the meeting to order.

Election of Officers: *Schroeder made a motion to elect John Heidke as the vice chair of the Board, Haug seconded, motion passed unanimously. Schroeder made a motion to elect Peter Fox as the chair of the Board, Haug seconded, motion passed unanimously.*

Public Comment: None.

Conflict of Interest: None.

Review and Approval of Minutes from Previous Meeting: *Dailey made a motion to approve the minutes as submitted, Haug seconded, motion passed unanimously.*

Discussion Surrounding Day/Time/Location of Meetings: The Board discussed the merits of the 2018 Board schedule. The Board decided to mimic the 2018 schedule for 2019 with the exception of moving the Cooke City meeting to May and having it earlier in the day.

Discussion of Draft Decay Ordinance: The Board discussed the process of vetting the draft and receiving public input at the Board level. The Board and Inman discussed the potential ways the Board could consider different potential decay scenarios under the current draft. The Board determined that they would bring anonymous examples of what they thought a decay ordinance would cover to the next meeting and the Board and Staff could work out how the draft as written may or may not apply. The Board discussed the difficulties of determining what a 'valid business' might look like under the ordinance and the potential issues of neighbors attempting to use the ordinance for vindictive reasons. Fox requested that the procedure for follow-up on a complaint be added to the draft for the public's benefit.

Review/Revise Board's Scope of Work Surrounding Goal 16 of the Park County Growth Policy: O'Connor asked about the potential of assessing taxes on a local level to help offset rural road maintenance. Moorman informed the Board that there is actually a mechanism for this called a Rural Improvement District (RID), however, the Commission had stated previously they had no interest in enacting unsolicited RIDs. Inman explained the difficulty of a rural county associated with impact fees, the predominate factors being prohibitive costs and feasibility. The

Board and Staff discussed how road maintenance and concentrated development has been handled thus far in Park County.

Fox brought up housing in Park County and brought up the fact that a housing study was one of the action items for the Board outlined in the Growth Policy. Inman spoke to the roll of vacation rentals and who tracks vacation rentals in Montana. The Board discussed the pros and cons of vacation rentals in Park County. Inman informed the Board of the difficulty in requiring permits for vacation rentals at the County level because the lack of zoning compliance permits or building permits throughout the County. The Board asked Staff to put together some type of housing snapshot of the County to kick off a discussion for next month's meeting.

Fox brought up the need to update the Park County Atlas. Inman informed the Board that the atlas was just updated by the GIS department in its digital version. Fox discussed the importance of maintaining large tract agricultural land in Park County.

Public Comment: None.

Project Updates: Inman updated the Board that the new zoning district was approved.

Old Business: None.

New Business: None.

Discussion of Next Agenda: None

Adjournment: Fox adjourned the meeting at 5:33pm.