

February 25, 2016

**Butte-Silver Bow Planning Board
Courthouse - 3rd Floor - Room 312
Council Chambers**

MEMBERS PRESENT: Janet Lindh, John Taras, Rick LaBreche,
Mike Marcum, Josh O'Neil, Dan Foley and Jeremy
Salle

ABSENT: Mike Kerns and Marc Murphy

STAFF: Jon Sesso, Planning Director
Lori Casey, Assistant Planning Director
Roxie Larson, Secretary

M I N U T E S

- I. **Call to Order** - The meeting was called to order at 5:30 P.M.
- II. **Roll Call of Board Members** – Having a majority of the Planning Board members in attendance, a quorum was established.
- III. **Approval of the Minutes** – Dan Foley made a motion to approve the Minutes of the meeting of January 28, 2016. Josh O'Neil seconded the motion. The voice vote in favor of the motion was unanimous.
- IV. **Public Hearing/Board Action**
 - A. **Zone Change Application No. 174** – An application by the Town of Walkerville, requesting an amendment to the official Butte-Silver Zoning District Map. The application requests approval of a change to the Official Butte-Silver Bow Zoning District Map of the zoning classification for an area of land that is currently zoned “NZ” (not zoned) to “OS-D” (Open Space Developable) or “OS-C” (Open Space Conservation) or “C-2” (Community Commercial) or “R-2” (Two Family Residence) or “R-1S” (One Family Suburban).

The proposed zone changes would zone ± 10 acres from not zoned to Open Space Developable, commonly known as the

Walkerville baseball field and the Lexington Mine Yard; ± 107 acres from not zoned to Open Space Conservation, commonly known as the Walkerville baseball field and the Alice Knob, Alice Pit, Granite Mountain and Missoula Gulch; ± 6 acres from not zoned to Community Commercial, commonly known as the Blaine Community Center, Sherman School and certain properties along West Daly known as 1, 7, 11, 13, 303, 307, 309 West Daly; ± 358 acres from not zoned to Two Family Residence, bounded on the north by Alice Street, on the west by the west boundary of the city limits of Walkerville, on the east by Seraph Point and on the south by Ryan Road and O'Neill Street; ± 727 acres from not zoned to One Family Suburban commonly located in Section 1, T3N, R8W.

Ms. Casey presented a staff report which is made a part of these minutes.

Ms. Kathy Jangula stated I am a Councilperson from Walkerville. We had started this process about a year and a half ago working on this and with Jon and Lori's help and then last fall, November, December and into January we were able to have 3 public meetings. We didn't have a lot of turn out but we had a lot of discussion. We had a visitor today and we were able to help him figure out what we were doing and why. We have no adamant opposition to the zone change whatsoever. We have adopted the Uniform Building Codes from Butte-Silver Bow, we did that about 12 or 13 years ago. So we have building codes and now we will have zoning and we think if we get all these tools in the toolbox it will help everybody that lives up there. So we would like to proceed with the change if that is possible. Thank you.

Ms. Lindh opened the public hearing and made the 1st call for proponents, 2nd call for proponents and 3rd and final call for proponents. There being no proponents, Ms. Lindh then made 1st call for opponents, 2nd call for opponents and 3rd and final call for opponents. There being none Ms. Lindh closed the public hearing.

Mr. LaBreche made a motion to approve Zone Change Application #174.

Mr. Marcum seconded the motion.

The voice vote in favor of the motion was unanimous.

B. Election of Officers

Mr. Taras made a motion if people are so inclined to keep the officers the way they are. Janet Lindh, Chairman and Dan Foley, Vice Chairman.

Mr. Foley seconded the motion.

The voice vote in favor of the motion was unanimous.

- V. **Other Business:** Mr. Sesso stated the public hearing last night on the Master Plan change the Council had just a couple of questions mostly on how much the fees were for it. It was \$150 so the applicant made it clear how much they were paying. There seems to be a general acceptance. Council will actually get a letter from us asking them to direct the County Attorney to draw up a resolution. Then we will have a public hearing on the zone change and a request for the resolution on that. In 30 days that will take effect. Everything seems to be moving forward as planned.

Mr. Sesso stated it is my understanding that we don't have any specific agenda items for the March meeting.

Ms. Casey stated for March we may have another zone change. They are proposing a TED district, another TIFID district out in the south Butte area next to the Industrial Park. There is some of the land that does not match the Growth Policy. The Growth Policy out there is industrial for a designation and there is some residential properties zoned residentially out in the area that they are proposing the TED. If those property owners want to come forward and rezone I think we will start if we can and to keep the TED on schedule we would start with a public hearing in March on that zone change.

Ms. Lindh questioned could we get a short explanation of where we are going with the Redevelopment of Park Street and what our role will be regarding that as a Planning Board?

Mr. Sesso stated first of all the process of the Park Street project we would anticipate that, we are kind of waiting for some better designs. We talked about it conceptually last night at the Council meeting. At the request of the Council they wanted to just hear a briefing on it as a follow-up to the newspaper reports on the project. So we provided that. It turned out to be a little bit of a forum. We have a procedure under the Council rules that at the end of the meeting anybody can comment on any matter on the agenda. There were a lot of people there and we had 12 or so people come up and express their support and opposition to the project.

Most of the comments I would say were questions and we couldn't answer the questions specifically with the median, how the median would work, what about the left turn bay and if going from 4 lanes to 2 lanes is warranted. By that I mean based on the traffic counts and the facility to capacity the facility whether it would be okay to have just one lane. But we weren't able to show people. We have these renderings from people in other cities but what we want to show is how it would exactly look on Park Street. So we are waiting for the consultant hired by MDT to do the preliminary engineering to show us what it is going to look like and get a little bit more precise. Another issue associated with the changes were having to do with deliveries, trucks and how that would be accommodated and some of the logistics. So we are hoping that we get something going here in March where we have actually some tangible information. It is staff of either Public Works and/or Planning staff will be going out door to door on Park Street and Excelsior Street and asking for input from particularly the business owners on whether they do or do not want any of these patios instead of a parking space in front of their business, that would be up to them. If they don't want it we won't put them in and we will just leave it parking. So we will go out and do that and we can probably give you better information at the next meeting. The next steps will be to probably hold some public hearings and if you might suggest or the Council might suggest doing that through the Planning Board versus the Council versus neither and just having a public meeting about the change sponsored by the Chief Executive or whatever it remains to be seen. There are going to be a couple more public information processes before we would finalize the design and we also have some results coming back from the fairly I thought intensive public involvement process we used to get to the point we are at now from the New Mobility West procedures and so the Planning Board can have as big or as small of a role as you would like. We will certainly keep you all fully advised of when these public information opportunities will be. There is not a formal role of the Planning Board in the approving or disapproving of the plan. But certainly the Planning Board and using your forum and to the extent you want us to you can try to get a consensus among you and prepare a recommendation as a Board. I think that might be a little bit difficult. You might all have different views and so I would suggest as Board members you would just speak up and be heard in the public involvement process. I think your vote would carry some weight because you have been involved in these planning steps in the past.

There is a Transportation Plan going on and we do intend to come to the Planning Board with the overall Transportation Plan update where you do have a specific role to hear both the preliminary data and then the draft report and make recommendations to the Governing Body on it. That will take us probably into the Fall before we get into those specifics.

Ms. Lindh questioned who will be making the decision on what type of improvements are going to be made on Park Street? Is that going to be the Chief Executive Officer and the Council?

Mr. Sesso stated technically the Highway Department is going to be making the decisions. It is their roadway and they are the ones that are directing the consultants. They are the ones that are going to tell us what works and what doesn't work. They are the ones doing the study on whether the capacity is right, whether the vision clearance triangles can be worked out properly with boulevards and medians. What the does and don'ts are going to be. One fear Lori and I were talking about earlier was that we have this sort of expectation of what this median would look like but after we see the actual design of what is allowable it is not very attractive or it doesn't seem to be worth the dollars that we are going to put into it. We might have public comment to MDT saying we don't want it anymore. So I don't know what to tell you, it is not a project that we are in charge of. We are not in charge of the design we are only in charge of providing input to what we think the public is interested in seeing. Same with on Excelsior Street. Some of the changes we are trying to accommodate people making those boulevards a little bit better and alike. So it is going to be a little bit of a process but in the end it is going to be the MDT who is going to be deciding. There are going to be making decisions based on input they receive from the public and the governing body. The governing body being the Council. The Planning Board if the Board is so inclined to take a position on the design when you can see it and you can see what we are actually talking about. That would be I think a real useful step in the process.

Ms. Lindh stated thank you. I did also want to bring up that fact that you may be interviewing for some new personnel in the Planning Department is that something that any of our Board members might need to be involved with? There is an opening in the Planning Department isn't there?

Mr. Sesso stated there are actually a couple. The position of Steve Hess, Senior Planner. We have put the RFP and put it out there as a Land Use Planner. We weren't sure if we were going to get senior level talent in the applications. We have 36 applications in. It is not necessarily closed. As a matter of fact tomorrow morning we are going to try to trim down to who we might want to interview. We haven't anticipated bothering the Board with the logistics of the hiring process. We certainly can keep you abreast of who might be narrowed down to the finalists. If the timing is right we might have the finalist attend the Board meeting. If your question is related to wanting a role in the hiring process. You would certainly be welcome. We are just now sort of grading and ranking the applications. Like I said there were 36 and we narrowed it down to a couple groups.

We also have a position in the GIS area. Mr. Steve Foreman retired in January and so there were several applicants for the Planner position who were very qualified for the GIS position. We are kind of going through that now. The interview committee is made up of Lori and myself and the Building Official, Mike Nasheim and HR Specialist, Jessica Stevens, the Community Development Director, Karen Byrnes and Julia Crain as the Special Projects Planner who has kind of moved more into the Superfund stuff these days. We have a group of 6 of us and we are going through it but we would welcome a Board member if you are so inclined to deal with the work involved.

Ms. Lindh stated thank you. I do recall I was involved at the time that Mrs. Casey was hired.

Mr. Sesso stated this is a staff level position and it is not as critical as a hiring of the slot that you were involved in.

VI. **Adjournment** – The meeting adjourned at 6:30 P.M.

BY:

Janet Lindh, Chairman
Butte-Silver Bow Planning Board

ATTEST:

Jon Sesso, Secretary
Butte-Silver Bow Planning Board