

**Anaconda-Deer Lodge County
Planning Board
ADLC Third Floor Courtroom
December 14, 2015 – 6:00 p.m.**

I. Call to order: Vice Chair Jay Slocum

II. Roll Call: A Quorum is present.

Members in attendance: Vice Chair Jay Slocum, Annette Smith, Jason McDonald, Mary Kae Massey, Rick Hamilton, Audrey Aspholm, Mary Murphy, Vince Labbe

Members Absent: Chair Adam Vauthier

Others Attending: Doug Clark Planning Director, Paula Arneson Secretary

Guests: Kurt Unger – Pintler Vista BOA

III. Approval of Minutes: November 30, 2015

Audrey Aspholm made a motion to accept the minutes as written. Rick Hamilton seconded.

Discussion: Check minutes to confirm the action for approval for ADP15-06 Shooting Range included language that the use of shooting range would be exclusive to local law enforcement.

Motion carried.

Jay Slocum: Review of board procedures.

IV.

A. MDP 15-06 Pintler Vista HOA – Boat Slip Extension:

Staff Report review – Doug Clark

- The public meeting was noticed in the Anaconda Leader; however the surrounding neighbors' letters did not get out in time. The letters that have gone out include the information regarding the commission's public meeting on January 5, 2016.
- This project is coming to you as an MDP. A variance in 2008 was obtained the first time the BOA sought relief from the standards.
- The GTL protection standards still exist from single family home owners. Everyone along the shore line is still subject to the 60 feet standard.
- Common use docks, marina, etc. are now subject to a MDP.

- The standards do not take effect until Jan 1, 2016 but the commission's decision will take place after January 1, 2016.
- (Staff report projector slides being shown to board members.)
- Georgetown Lake Pintler Vista is the subdivision in which the dock's slips were created.
- These slips are not used for launching boats only mooring the boats.
- This area's water is so shallow – less than two feet deep at times - the slips have to be extended.
- Nothing is changing regarding the number of docks; this is only for an extension on each dock for a total of 8 new slips for a total of 32.
- The number of property owners is around 33. This should be the last extension needed.

Findings of Facts:

- With the imposition of conditions, the proposal meets the requirements consistent with growth policy goals of adoption of new regulations for shoreline protection.
- The impacts to the neighborhood, wildlife, forestry, water and air quality – this is within the contemplated impacts.
- Common areas A and B – A is not developed and is accessed by a walking easement. Area B – will be the primary site for people boating.
- Some conditions were added, although most of the conditions were met during the subdivision process.
- The rule on a variance is to grant only the minimum necessary to achieve the goal.
- At the time of the original variance all the slips were not used. Currently, the slips are assigned so open, unused slips cannot be used unless permission from the owner is granted.
- There could be greater impact to the area since more people will be using the docks.

Conditions:

1. The PVHOA shall continue to maintain dust control and weed abatement so that the site does not create a significant impact on adjacent properties and the surrounding neighborhood.

The AOH has done a good job up until now, but the condition has to be mentioned again.

2. The Pintler Vista HOA shall provide the Planning Department with a parking plan, pertaining to Common Area B that will provide adequate parking and circulation management on the site. An "adequate" parking and circulation plan may be achieved

through a combination of a site plan reflecting designated parking spaces and rules or policies that ensure the following:

- a. That primary circulation routes remain clear for ingress/egress and turnaround of all vehicles visiting the site, including public safety.
 - b. No vehicles visiting the site will be made incapable of ingress/egress and turnaround due to being blocked by other parked vehicles.
 - c. The road and parking surfaces are improved and maintained, as necessary, to ensure that ingress and egress and turnaround are not impeded or constrained due to inadequate and/or poorly maintained parking and circulation surfaces.
 - d. That parking and circulation surfaces are improved and/or maintained to ensure that vehicles do not unnecessarily disturb vegetated areas or create unmitigated erosion and stormwater runoff impacts into Georgetown Lake as a direct result of over-usage or improper usage of the site by vehicles.
3. The HOA shall be compliant with applicable portions of Appendix B, Part I, specifically, I.1-5, 8, 13, 15. The docs are six feet wide.
 4. The HOA shall provide and maintain with the County an updated copy of all standards, policies, and rules that have been adopted by the HOA regarding the usage of Common Area B. Docks must be removed prior to the lake freezing. The HOA will provide this information if a customer were to inquire about their adopted guidelines.

Comments from Developer: Kurt Unger, Pintler Vista BOA.

- There are 34 residents and 39 slips. Two lots were consolidated. Thirty seven (37) do not own a shoreline parcel.
- What happens if all the residents want slips in the future? Will the demand exceed the number of slips available?
- Developer: It is unlikely there will be a need for more slips since some people own more than one parcel.
- The HOA owns all the common areas and the strip along the highway.

Public Comment: Called for three times: No further comment.
Public Hearing Closed.

Jason McDonald made the motion to approve the MDP 15-06 with conditions mentioned in the staff report. **Audrey Aspholm** seconded the motion. Motion carried.

The MDP will be reviewed next week Tuesday at Commission and then Commission public hearing on January 19, 2016.

Old Business: Minutes will be checked to ensure that “local law enforcement” will be the only ones to access the shooting range.

VII. Miscellaneous Matters / Public Comments:

Matters from the board: Rick Hamilton – page five mentions that the ADLC Law Enforcement will be the exclusive users of the shooting range.

Doug Clark clarified that he had explained to the Commission the exclusivity of the ALDC Law Enforcement.

Matters from the staff: None

Public comment: None

Miscellaneous: Planning Secretary Paula Arneson has expressed an interest in transferring to the MSU Exchange/Environmental Health Department.

Adjourn: A motion was made and seconded to adjourn. Motion carried.

Next meeting: January 11, 2016

Respectfully Submitted,

Paula R. Arneson

Paula R. Arneson,
Planning Department Secretary

2015