

**Anaconda-Deer Lodge County
Planning Board
January 26, 2015 – 6:00 p.m.
ADLC Third Floor Courtroom**

I. Roll Call:

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

Members Absent: None

Others Attending: Doug Clark – Planning Director, Kaitlin Leary – Planner I, Paula Arneson – Planning Secretary

Guests: None

II. Call to order: Chair Adam Vauthier

III. Roll Call: A Quorum is present.

IV. Approval of Minutes: Audrey Aspholm made a motion to approve the January 26, 2015 Planning Board minutes. Annette Smith seconded the motion. Motion carried unanimously.

V. 1. Review of MDP 14-04 – Nelcon Gravel Pit Site Plan Amendment Review.

- The gravel pit will provide material for the resurfacing of Mill Creek Highway.
- Planning Board and Commission approved the MDP.
- The developer contacted the Army Corp. of Engineers regarding a portion of the site plan being in the wetland area.
- The wetland boundaries are not specific which requires the developer to hire an engineer to determine the boundaries.
- The Commission approved the MDP with the condition that it would be passed if the new boundaries of the site plan would not be a significant change.
- There were no comments from the public or at the public hearing.
- The new boundary increased in size about two acres which is 400' closer to the Sportsman Club and the Reinhart's house.
- Staff review determined that there were no new significant impacts.
- The Big Hole Development District does not have development standards.
- The Army Corp did not have to issue a permit since the site was moved.

- There will be a temporary trailer on site for staff.
- The site will have to be reseeded/reclaimed within five years.
- If Nelcon were to secure the bid for the 2016 project, DEQ would be asked for an extension for the remediation dead line.

Jay Slocum made a motion to accept the modifications for the Nelcon Gravel Pit site plan and that the existing conditions for this project are still sufficient for the proposed site adjustments and that no modifications to the original conditions are required.

Jason McDonald seconded the motion. Motion carries unanimously.

2. MDP 15-02: Review of Shopko Home Town MDP 15-02

- The first four pages of the report cover compliance with Growth Policy.
- The Developer will be in Anaconda Wednesday.
- Shopko has made it clear to ADLC that they want to be here and found a developer to finish the transition.
- A development agreement between Shopko and ADLC is good through April 2015.
- MDOT will also have to approve an encroachment permit for a secondary access off Highway 1.
- Three – four acre parcels will be created with the subdivision process.
- The subdivision of the East Yards into the three parcels is a departure from the 2008 East Yards Reuse Plan developed by Wikstrom and Associates. A concept plan included uses in the Red Sands, Mill Creek, Opportunity Triangle and East Yards. The East Yard uses included institutional, business and some outdoor open space.
- The 2010 Growth Policy references the reuse plan.
- In 2008, IC's standards dictated three standards for institutional controls for ppm Arsenic in a given soil sample: 250 ppm residential, 500 ppm for Commercial / Industrial and 1,000 ppm for Open Space.
- Arco is now willing to allow remediation to 250 ppm which will open up to potential housing.
- The Red Sands area may open up to recreational uses such as an RV park.
- Staff believes that these uses are acceptable.
- The DPS revisions reflect the amendments made to RR Transitional. Zoning will be amended per the use of viable businesses as they became available.

Discussion: A traffic impact study will be done. Landscaping minimum standards will be required but a higher standard can be negotiated with the developer. Spring 2016 is the target for opening. Required parking is 4 spaces for every 1,000 sq. feet. The building will be 10,000 square feet.

VI. Miscellaneous Matters / Public Comments

Matters from the board:

Development district Map for board members.

Matters from the staff:

Planning Board Training:

- April: Board Training
- February 23, 2015: Development Permit System at ALDC starting at 5:00 p.m.
- March 9, 2015: Brown Minor Subdivision Pre-application and John Fitzpatrick Sketch Plan

Public comment: None

VII. Next meeting: February 23, 2015

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

Respectfully Submitted,

Paula R. Arneson

Paula R. Arneson, Planning Department Secretary

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