

Anaconda-Deer Lodge County Planning Board ADLC Third Floor Courtroom February 8, 2016 – 6:00 p.m.

I. **Call to order:** ~~Vice Chair Jay Slocum~~ Chair Adam Vauthier

II. **Roll Call:** A Quorum is present.

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

Members Absent: Annette Smith

Others Attending: Doug Clark Planning Director, Paula Arneson Secretary, Charly Loper Planner I

Guests: No Guests

III. **Approval of Minutes:** December 14, 2015

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

Motion carried.

~~Jay Slocum~~ Adam Vauthier: Review of board procedures.

IV.

A. Review Draft of Downtown Master Plan

Staff Report Review – ~~Charlie~~ Charly Loper

- The Board will review the presentation and give feedback regarding changes and recommendations.
- SWAT Analysis: conclusions
- Page 36 – Looks at leakages that spend funds outside of the community. The blue shows a shortage of general merchandising.
- Pg. 38 – Housing Characteristics. The housing stock is very old. The median age is prior to 1969 15% for Montana and 40% for Anaconda.
- Chapter 6 – The Downtown Plan, recommendations and why
- Chapter 7 – Implementation, timeline and who is responsible
- Accelerate Anaconda is a group that consists of business owners, ALDC, job service, Abbie Phillip with Extension, Kaitlin Leary with Housing. The committee is in communication with Meg Hickey and Melissa Tyvand.
- Lynette Wanamaker and Janet Cornish did a blight study.
- TIFID Excess after a new project will be re-invested into the development of the TIFID area.
- This tool can be used to leverage grants for small city downtown, small businesses. The state has a program that will rejuvenate down-towns through grants or loans.
- The plan will put ADLC in a better place to compete for the available grants.

- The committee asked the consultant to reconfigure the plan for time lines, schedules, etc.
- The key to the plan is chapter seven and the rules that will be implemented and the accomplishments of the action steps.
- The last report from the ADLC Treasurer may show that \$40,000 may be available in the TIFID fund for development.
- This specific plan may be updated in the future and continued to be used even if the TIFID sunsets.
- The committee met with Code Enforcement to develop a data base of abandoned building and properties.
- Safe and complete sidewalks, historic sign program, leaded glass windows and bringing back the historical component through design.
- Adopting design standards is an option. What happens when downtown businesses stray from the historic façade? The guidelines can recommend a design but not allow aluminum siding. The guidelines will come from the agency offering the money.
- The plan serves as a regulatory tool but only when adopted
- Document Strengths. Did a good job of tying in together all the past studies. There is a complete plan and is exceptional as a plan like this has not been developed in the past.
- Final adoption
- Grants are due in the middle of March. Planning Board needs to make a recommendation tonight. The commission can offer a formal recommendation on Tuesday, March 1, 2016.
- Board members have been asked to present questions to staff prior to the next planning board on February 29.
- Board members have asked that the plan provide teeth to code enforcement.

Public Comment:

Rose Nyman: One question – decay ordinance is complaint driven and the back of the businesses also need attention. The master plan is only for Anaconda. There are many houses for sale in Anaconda. Has this been addressed? The blight is moving west. Rose described an empty house that has a curtain in the window to make it appear as though it is lived in not abandoned. Ms. Nyman mentioned that elbow grease goes a long way.

Chapter three provides a housing S.W.A.T. analysis.

- This plan will be heavily referenced in the Growth Policy.
- The historical preservation plan will be revisited once the plan is in place.
- The Planning Board can create committee or subcommittees if they deem them necessary.
- If board members know of programs that can assist residents in supporting the maintenance of their homes, please bring the ideas to staff.
- Staff does not have enough time to make everything a priority. Staff is asking that one or two areas be the focus of energy for the remediation of blight.
- Business support: Ask churches, civic groups, etc. to assist residents with maintenance.

- Accelerate Anaconda asked the realtors about the residential maintenance problems and how the banks can help with state and federal money to help the people making the loans to assist with maintenance.

Public Comment:

Rose Nyman: There was a group of people that formed to paint, etc. two homes in Goosetown. There is a liability issue when people are asked to shovel sidewalks, etc. There are ways to get around the blight.

B. Discussion of possible Planning Board meeting on February 29, 2016.

An MDP has been submitted for a new building to be constructed. A legal non-conforming property on East Commercial. Will commission rezone or consider legal non-conforming permit? If rezoned or variance, the project will require an MDP.

C. Schedule Date for Local Government Training Workshop.

CEO Ternes would like commissioners to attend the training as well. The meeting will be in the evening when scheduled.

Old Business:

VII. Miscellaneous Matters / Public Comments:

Matters from the board:

Matters from the staff:

Public comment:

Miscellaneous: Minutes are on the website now.

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

Next meeting: February 29, 2016

Respectfully Submitted,

Paula R. Arneson

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Planning Department Secretary

2016