

MINUTES OF THE CITY OF HAMILTON
PLANNING BOARD MEETING
May 5, 2014

TOPICS FOR DISCUSSION:

Bitter Root Trust Annexation Request #2014-01

1 The following members were present: Dan Harmon, Ron Uemura, Chip Pigman, and Al Mitchell

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3 Also present: Dennis Stranger and Stephanie Lewis

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5 Corey Johnson and the county representative were absent

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7 Chairman Dan Harmon opened the Planning Board meeting at 6:05 PM

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9 GENERAL PUBLIC COMMENT: None

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11 OLD BUSINESS: None

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13 NEW BUSINESS: Bitter Root Land Trust Annexation request #2014-01

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15 Staff Comment: Dennis Stranger gave a summary of the property located south-westerly of the
16 city's wastewater treatment plant along the Bitterroot River. The property was formerly owned
17 by the Tabor family and is now owned by the Bitter Root Land Trust. The reason Bitter Root
18 Land Trust requested to annex to the city was to have the property become a natural park as part
19 of the city park system. There would be interpreted signs placed on the property and walking
20 paths would be delineated. The park would be a good implication of city's growth policy, which
21 encouraged a bridge to bridge walking path along the river and was entirely in the flood plain.
22 There would be a conservation easement established by the Bitter Root Land Trust which would
23 conclude development and there would not be any buildings constructed on the property. The
24 Bitter Root Land Trust will be constructing a walking bridge.

25 Mr. Stranger stated the City of Hamilton recommend to approve the annexation into the city.

26

27 Board Comment: Al Mitchell asked if the road to the north of the property would be an access to
28 the property. Mr. Stranger stated at present time it would only be an access for the Corvallis
29 Canal.

30

31 Dan Harmon asked if the existing pole barn was still on the property.

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33 Mr. Stranger stated yes but the city was going to take it down to avoid any potential problems.

34
35 Mr. Harmon asked if DEQ should be contacted regarding the historical discharge of sewer sent
36 to the ponds behind the wastewater treatment plant to make sure there was nothing contiguous
37 there, since part of the ponds are on park property.

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39 Mr. Stranger state he would look into it.

40
41
42 OPEN DISCUSSION :

43 Gavin Ricklefs stated it was great to work with city staff identifying all of the details that the
44 Bitter Root Land Trust needed to address before the transfer of the property to the city occurred.
45 Mr. Ricklefs stated the Bitter Root Land Trust was not well-suited for holding land long-term
46 and managing and maintaining it because they were a small organization. This was the first step
47 in a number of steps for the Bitter Root Land Trust in donating this land to the City of Hamilton
48 for the future use as a park, for the public. Mr. Ricklefs stated if the planning board recommend
49 the annexation it would be big step towards the end goal and have a positive need met for the
50 future.

51
52 Karen Mahar stated the property was subject to Ravalli County open lands project and the
53 county had donated out of those funds \$35,000 contingent on the city's decision to annex. It is a
54 community collaboration to provide the public recreation and wildlife and preserve that portion
55 down by the river in the flood plain.

56
57 Mr Harmon asked if the only construction on the property would be the bridge.

58
59 Mr. Ricklefs stated that was correct.

60
61 Bob Schumaker asked if there would be a fence built between and city and his property to the
62 north to define property lines.

63
64 Mr. Ricklefs stated yes there would.

65
66 Ms. Mahar clarified to the planning board the process to address the conservation easement. Ms.
67 Mahar stated there would have to be a park management plan if recommendation were to annex
68 the city wanted to first get the planning boards input and scrutiny. Then the annexation issue
69 would go to city council for a resolution of intent, a public hearing and at that time the planning
70 board's recommendations, the conservation easement which the land trust would put resources
71 into completing once we had the planning board recommendation. There had all been initial
72 identification of issues of the Parks Department, Public Works and Flood Plain Administrator to
73 put together a proposed park management plan so that the city would know how the conservation
74 easement and its operation at the property as a park would impact city services.

75

76 **Chip Pigman moved to make a motion to approve annexation request 2014-01 made by**
77 **Bitter Root Land Trust, subject to review of the pond in the sewer treatment situation.**

78 **Seconded by Al Mitchel**

79 **All voted aye**

80 **Annexation recommendation approved**

81

82 **Al Mitchell moved to approve the 4/7/2014 minutes as written**

83 **Seconded by Chip Pigman**

84 **All voted aye**

85 **Minutes approved as written**

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87 **Chip Pigman moved to adjourn the meeting**

88 **Seconded by Ron Uemura**

89 **All voted aye**

90 **Meeting adjourned at 6:30 PM.**

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95 _____
Stephanie Lewis

96 Clerk



Dan Harmon

Chairman