

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
August 9, 2017

Chairperson Harlan Hebbe, called the meeting of the Plan Commission to order at 6:32 pm. Other Plan Commission members present included Ryan Burnett, Tom Steele, Laura McGucken, Jim Hampton, Jay Wittman, and Ann Lucas. Also present were Community Development Director, Steve Kunst, and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

**Motion by Tom Steele, second by Jim Hampton to approve the minutes of the June 14, 2017 Plan Commission meeting as presented. Motion carried 7-0.**

**Motion by Tom Steele, second by Ann Lucas to approve the minutes of the June 28, 2017 Plan Commission meeting as presented. Motion carried 7-0.**

OLD BUSINESS:

- a. *Discussion on the Rib Mountain Comprehensive Plan Update Project, including Natural and Cultural Resources, Housing, and Utilities and Community Facilities. Docket #2017-05.*

Community Development Director Kunst noted the meeting is intended to review the chapters discussed in the initial Comprehensive Plan meeting with the Regional Planning Commission (RPC). It was noted because of the employment changes at the RPC, not all of the items from the previous meeting were updated. The Commission discussed the Natural Resources, Housing, and Utility and Community Facilities chapters under the direction of questions provided in the agenda packet. The following subsections indicate the key questions, issues and goals identified by the Planning Commission for each chapter discussed.

*Natural Resources:* The Commission questioned whether Granite Peak Ski Area is the only entity currently drawing water from the Rib River, so they could accurately address overall usage of the Rib River. It was also indicated statements of opinion and those which single out particular entities should be removed. It was agreed the Comprehensive Plan should stick to the statement of facts and big picture items.

Commissioners discussed the potential for future nonmetallic mines, generally agreeing a reclamation plan which has long-term development opportunities is desirable to the Town. They indicated a preference for shorter duration, small, residential pond type mining versus the large-in-area commercially driven ventures.

In discussion regarding development on Rib Mountain, Commissioners indicated statements should be of a broader view of the Mountain's usage, instead of directed at Granite Peak Ski

Area development. In general, the Commission felt concern for development on Rib Mountain and low-density development would be encouraged along with finding a balance of use types.

Plan Commission members asked for a definition of the Natural Heritage Inventory and its reasons for concern related to the identified plants and animals. Commissioners agreed to modify the language related to steep slope development so it appears more accepting of development in those areas.

Even though the Town has little influence or control over decisions related to the usage of the Rib River and Rib Mountain, it was noted the Plan Commission should represent our residents regardless of jurisdiction or influence on the final decisions.

*Housing:* Kunst opened the discussion by identifying the text changes to the multifamily section of the Housing chapter and introduced the concept of Accessory Dwelling Units (ADU's). Commissioners had a mixed response to multifamily and Accessory Dwelling units, ranging from concerns over maintenance of rental units and overall housing density and appearance, to interest in ADU's and multifamily dwellings for our aging population and the potential to attract and retain young professionals to our area. Commissioners had additional discussion on senior housing options and the trend of individuals wanting to stay in their homes longer.

*Utilities and Community Facilities:* Kunst opened the discussion by indicating the inventory of utility providers needs to be updated and posed a question about development outside of the sanitary district boundary. Commissioners felt residential subdivision development should be encouraged on public sewer and water systems. Commissioners also indicated additional competition amongst phone, internet and cable providers is needed to increase quality of services and decrease costs. Town owned communications facilities were also discussed as an option.

The Plan Commission briefly discussed incorporation and the potential need for full-time law enforcement. It was noted increased County control over the Town would likely lead to incorporation.

#### CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:

- Kunst indicated there will be a public information meeting on Thursday, August 10<sup>th</sup> at 5:30pm at the Rib Mountain Municipal Center to inform residents about the appeals process related to FEMA's adoption of the new floodplain maps and will not dive into individual property specific questions.
- Kunst noted that Plan Commission will have two public hearings at the next meeting requesting the creation of ponds and nonmetallic mines.

PUBLIC COMMENT: None

ADJOURN:

**Motion by Tom Steele, second by Ann Lucas to adjourn the Plan Commission Meeting. Motion carried 7-0. Meeting concluded at 8:37 pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator