

**MINUTES OF COUNCIL MEETING**  
**March 3, 2022, 7:00 p.m.**  
**TOWN OF VIRGINIA CITY, MONTANA**  
**Elks Lodge & Zoom Meeting**

**Council Present:** Justin Gatewood, Dave Bacon, Kacey Smart, Amy Grice, Jon Osborn

**Staff Present:** Timber Baceski Clerk/Treasurer, Robert Erdall PWO, Eric Barsness HPO

**Public Present:** Kate Steeley, Tanya Engle, Danica Jamison of Greater Gallatin United Way, Laurie Hansen (via Zoom)

**1) Call to Order:** Meeting was called to order at 7:02 pm by Mayor Justin Gatewood

**2) Mayor and Commissioner's Reports/Comments:**

- a) Councilmember Grice thanked Jack McCormick and Robert Erdall for the work they've done on the roads in town.
- b) Mayor Gatewood noted that the Madisonian published an article, written by the Planning Board, regarding the future of Virginia City's water. The Town will be sending a copy of this article to major real estate organizations to spread awareness.
- c) Positions on the Source Water Protection Plan Board have been filled; they will begin holding meetings in the near future.
- d) Mayor Gatewood mentioned that on March 21<sup>st</sup> the Montana Land Board will be making a decision on the transfer of Stonewall Hall to the State. This transfer would allow preservation efforts to begin on the building. The Montana Heritage Commission (MHC) has roughly \$500,000 in pledges for the restoration project. MHC Executive Director Elijah Allen has requested a letter of support from the Town Council. Mayor Gatewood will begin drafting that letter.
- c) The Virginia City Rural Fire Department is hosting the annual Cake Walk at 5:30pm on April 9<sup>th</sup>.
- d) The "Stop the Spread" signs in town will be taken down shortly.

**3) Public Comment:**

- a) Tanya Engle mentioned that the Elk's Lodge will be hosting a Saint Patrick's Day dinner on March 19<sup>th</sup>, with drinks served at 5:30pm and dinner at 6:30pm. Scholarships awarded by the Elk's Lodge will be presented at the Brunch and Bingo event this Sunday, with the Elk's Awards taking place the weekend after.
- b) Janet Allestad's sister, Alice, has passed away. They will have a joint celebration of life held at the Elk's Lodge on June 8<sup>th</sup>.

#### 4) Clerk's Report:

The Town has received our contract for the SHPO Grant, which partially funds the position of the Historic Preservation Officer.

#### 5/6) HPO/HPAC Report:

a) HPO Eric Barsness mentioned the increasing interest in manufactured houses in Virginia City. The HPAC Board has been discussing ways to make them look more historic, specifically looking at windows, window trims, doors, etc.

b) The HPAC Board has discussed zoning changes, as presented in the upcoming Draft Ordinance 01-2022. The Board agreed that they want houses to have a certain look rather than have specific materials/housing types.

#### 7) New Business:

a) Greater Gallatin United Way – Danica Jamison, President and CEO

Greater Gallatin United Way (GGUW) is a four-county organization that works with Gallatin, Park, Madison, and Meagher Counties. The organization focuses on disaster preparedness, but also has programs for mental health/addiction, financial security for essential needs, senior stability, and child/youth success. GGUW wants to be more involved in Madison County and would like to partner with the Town of Virginia City for disaster response organization, possibly by partnering with the Elk's Lodge to ensure they're prepared in case of disaster. Danica Jamison asked that the Town make a decision on whether or not to partner by June if possible.

**RECESS CALLED AT 8:11PM / MEETING CALLED BACK TO ORDER AT 8:18PM**

b) VCPA Development Permit Application – VC Water Company Building

**MOTION: To refund the VCPA's Development Permit Application fee, as boardwalk repair does not require a permit, and have the VCPA resubmit a permit application when they are ready to carry out the rest of the project.** Motion made by Justin Gatewood; Seconded by Kacey Smart. **The question was called.** **The motion passed by voice vote, Dave Bacon, Justin Gatewood, Amy Grice, Jon Osborn, and Kacey Smart in favor. None opposed.**

c) VCPA Sign Permit Application – VC Water Company Building

**MOTION: To approve the VCPA Sign Permit Application.** Motion made by Amy Grice; Seconded by Jon Osborn. **The question was called.** **The motion passed by voice vote, Dave Bacon, Justin Gatewood, Amy Grice, Jon Osborn, and Kacey Smart in favor. None opposed.**

d) MHC Sign Permit Application – Meagher Cabin

The HPAC Board recommended changing the signs to be squared/rectangular instead of rounded; the Montana Heritage Commission agreed to this change.

**MOTION: To approve the MHC Sign Permit Application for the Meagher Cabin, with the caveat that the sign be changed from rounded to squared and that it is taken down in the off season.** Motion made by Amy Grice; Seconded by Justin Gatewood. **The question was called.** **The motion passed by voice vote, Dave Bacon, Justin Gatewood, Amy Grice, Jon Osborn, and Kacey Smart in favor. None opposed.**

e) MHC Sign Permit Application – Harding House

**MOTION: To approve the MHC Sign Permit Application for the Harding House, with the caveat that the sign be changed from rounded to squared and that it is taken down in the off season.**

Motion made by Dave Bacon; Seconded by Amy Grice. **The question was called. The motion passed by voice vote, Dave Bacon, Justin Gatewood, Amy Grice, Jon Osborn, and Kacey Smart in favor. None opposed.**

f) MHC Sign Permit Application – Daems & Corbett

**MOTION: To approve the MHC Sign Permit Application for the Daems & Corbett, with the caveat that the sign be changed from rounded to squared and that it is taken down in the off season.**

Motion made by Amy Grice; Seconded by Justin Gatewood. **The question was called. The motion passed by voice vote, Dave Bacon, Justin Gatewood, Amy Grice, Jon Osborn, and Kacey Smart in favor. None opposed.**

g) Georgeson Development Permit Application

**MOTION: To approve the Georgeson Development Permit Application.** Motion made by Justin Gatewood; Seconded by Dave Bacon. **The question was called. The motion passed by voice vote, Dave Bacon, Justin Gatewood, Amy Grice, Jon Osborn, and Kacey Smart in favor. None opposed.**

h) Draft Ordinance 01-2022 – Requiring Additional Design Review Guidelines in Non-Historic Residential District

i) The HPAC Board wants historic design guidelines for what is currently the Non-Historic Residential zoning district. The Board doesn't want to disallow duplexes, but would like to implement length and width restrictions. The Board also agreed that they would like to disallow single-wide trailers in town.

ii) Mayor Gatewood noted that this is a large project with major repercussions. He believes it is a good start, but that we need to ensure it protects the historic nature of town.

iii) Mayor Gatewood suggested replacing the last paragraph of Draft Ordinance 01-2022 with part of HPAC's proposal document.

**MOTION: To approve Draft Ordinance 01-2022, an ordinance to eliminate the Non-Historic Residential Zoning District and include this zoning district with the Historic Viewshed Residential Zoning District, for a first reading, with the caveat that the last paragraph is replaced with the wording within HPAC's proposal document.** Motion made by Justin Gatewood; Seconded by Dave Bacon. **The question was called. The motion passed by voice vote, Dave Bacon, Justin Gatewood, Amy Grice, Jon Osborn, and Kacey Smart in favor. None opposed.**

## 8) Public Works Report

PWO Robert Erdall reported that the clutch in the town truck will be replaced on March 9<sup>th</sup>, and that he would be going to D&D Auto for a second quote for more work that needs done. PWO Erdall also mentioned that water usage is roughly 25,000 gallons more per day than normal, indicating that there is a water leak. Public Works will be actively trying to locate the leak.

## 9) Consent Agenda

a) Minutes from February 3, 2022

**MOTION:** To approve the Minutes from February 3, 2022. Motion made by Justin Gatewood; Seconded by Dave Bacon. **The question was called.** The motion passed by voice vote, Dave Bacon, Justin Gatewood, Jon Osborn, and Kacey Smart in favor. None opposed.

b) Accounts Payable, Receivable, Adjustments, & Checks February 2022

**MOTION:** To approve the Accounts Payable, Receivable, Adjustments and Checks for February 2022. Motion made by Dave Bacon; Seconded by Amy Grice. **The question was called.** The motion passed by voice vote, Dave Bacon, Justin Gatewood, Amy Grice, Jon Osborn, and Kacey Smart in favor. None opposed.

## 10) Public Comment:

a) Heroes and Horses will have volunteers available for one day each month to help people in town with small tasks.

## 11) Adjournment:

**MOTION:** To Adjourn. Motion made by Dave Bacon; Seconded by Amy Grice. **The question was called:** Motion was passed by voice vote, all in favor. None opposed.

## ADJOURNMENT:

Meeting adjourned at 9:32pm

Respectfully submitted and attested,

**Justin Gatewood**  
Mayor

**Timber Baceski**  
Clerk Treasurer