

**STILLWATER COUNTY PLANNING BOARD MINUTES
OF MEETING**

Wednesday, June 7, 2023 at 7:00p.m.
West Annex Meeting Room
431 Quarry Rd, 59019

BOARD MEMBERS PRESENT: Rob Harper, Gary Enstrom, Bob Van Oosten, Gerald Edwards, Curtis Jacobs

STAFF PRESENT: Forrest Mandeville, Amy Stadel

MEMBERS OF THE PUBLIC: Tom Kelly, Afton Ball, Amber Tilzey

I. CALL TO ORDER

A. Public Comments. Nothing at this time

II. PUBLIC HEARING/HOFFMAN SUBDIVISION

a. Overview from Staff

North Star Land Services, on behalf of Michael Eric Tilzey and Amber Michele Ott, has submitted a preliminary plat application and materials for the proposed Amended Plat of Lot 2 of Hoffman Tracts Subdivision. The proposed subdivision consists of two (2) lots of 4.886 and 4.887 acres in size. There is an existing home on one of the proposed lots. The proposed subdivision is located on Sportsman Park Road, about ½ mile south of the intersection with South Park City Road, approximately 4 miles east of Park City. The property is legally described as being Tract 2 of Hoffman Tracts, Plat 221195, situated in Section 17, T 2 S, R 23 E, Stillwater County, Montana.

b. Recommended Conditions

1. The final plat shall be in substantial compliance with the preliminary plat and plans submitted. (Subdivision Regulations, Section II.C.2)
2. The developer shall enter in to a Weed Management Plan with the Stillwater County Weed District and said Plan shall be attached to a Subdivision Improvements Agreement (SIA). (Subdivision Regulations, Section II.B.5.f.(9) and Section IV.C.; Stillwater County Growth Policy (2018), Section 7.5.1; Effect on Agriculture; Effect on the Natural Environment)
3. Water, sewer, stormwater drainage, and solid waste disposal shall be approved by DEQ and the County Sanitarian, as appropriate (Subdivision Regulations, Section II.C.6.; Effect on the Natural Environment; Effect on Public Health and Safety)
4. A Subdivision Improvements Agreement (SIA), acceptable to the County, shall be prepared that conforms with the requirements in the Subdivision Regulations. (Subdivision Regulations, Section II.C.6 and Appendix B.; Stillwater County Growth Policy (2018), Section 7.5.1; Effect on Local Services; Effect on the Natural Environment; Effect on Wildlife; Effect on Wildlife Habitat)
5. Lot 2B shall have a minimum of 30-feet of frontage on Sportsman Park Road or a variance from this requirement shall be obtained. (Subdivision Regulations Section IV.H.9)
6. Consent to the subdivision from any lien holders of record shall be provided prior to final plat. (Subdivision Regulations, Section II.C.6.; Compliance with the Local Subdivision Regulations)

7. If required, the final plat shall be submitted to the County's Examining Land Surveyor for review, and must meet any requirements and/or sufficiently address any comments of the Examining Land Surveyor. (Subdivision Regulations, Section II.C; Compliance with the Local Subdivision Regulations)

8. The applicant shall comply with all standards and procedures of the Stillwater County Subdivision [Regulations](#) as applicable to the subdivision prior to final plat approval. The applicant is hereby informed that any regulations, procedures, or provisions that are not specifically discussed in this report or listed as conditions of approval does not in any way create a waiver, variance, or relaxation of the lawful requirements of the Subdivision Regulations, County Ordinances, or State law (Compliance with the Local Subdivision Regulations).

9. Easements for utilities must be provided on the final plat according to the Subdivision Regulations, Section IV.O. (The Provision of Easements for Utilities)

10. The following statement shall appear on the final plat: "The undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, broadband, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair and removal of their lines and other facilities, in, over, under and across each area designated on this plat as 'Utility Easement' to have and to hold forever." (Subdivision Regulations, Section IV.O.8.; The Provision of Easements for Utilities)

11. The final plat shall contain a statement that legal and physical access is provided to each lot per MCA 76-3-608 (3)(d). (Subdivision Regulations, Section II.B.4.q.; Provision of Legal and Physical Access)

III. RECOMMENDATION TO COMMISSIONERS

- a. Rob made a motion to approve the Hoffman Subdivision with recommended conditions, Gary seconded the motion. With no discussion, all approved.

IV. ADJOURN

- a. Gary motioned to adjourn the meeting at 7:19 pm; Jerry seconded. All approved.

Prepared by Amy Stadel, Administrative Support